



**CITY COUNCIL**  
**Regular Meeting – May 13, 2019 6:00 p.m.**  
**Council Chambers**

1368 Research Park Dr  
Beavercreek, Ohio

**PROCLAMATIONS**

- ◆ National Police Week
- ◆ Kids to Parks Day
- ◆ National Bike Month/Week/Day

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE AND PRAYER/MOMENT OF SILENCE – Council Member Curran
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES
  - A. April 15, 2019 Work Session
  - B. April 22, 2019 Regular Meeting
- VI. PRE-SCHEDULED PRESENTERS
  - A. Carolyn Tepe, U.S. Census Bureau
  - B. Beavercreek Youth Council Update
- VII. PUBLIC HEARING – PUD 19-1, IH Credit Union Rezoning
  - A. Applicant Presentation
  - B. Staff Presentation
  - C. Public Input
  - D. Council
  - E. Ordinance 19-06 (First Reading)
- VIII. ORDINANCES, RESOLUTIONS AND PUDS
  - A. Ordinance 19-04 PACE (Property Assessed Clean Energy) Ordinance to Proceed (Second Reading) (Adopt as Emergency on Third Reading)
  - B. Ordinance 19-05 PACE (Property Assessed Clean Energy) Levying Assessments (Second Reading) (Adopt as Emergency on Third Reading)
  - C. Resolution 19-29 Necessity and Intent to Appropriate Property (Carlotta Oldham) for the Kemp Road Widening Project
  - D. Ordinance 19-07 Appropriate the Right-of-Way (Carlotta Oldham) for the Kemp Road Widening Project (First Reading)
  - E. Resolution 19-30 Bullet Proof Vest Grant
- IX. LIQUOR PERMITS
  - A. Wild Axe Throwing LLC (New)
- X. DECISION ITEMS
  - A. Appointment of Planning & Development Director to Beavercreek Energy Special Improvement District Board
  - B. Acceptance of First Quarter 2019 Financial Summary
- XI. COUNCIL TIME
- XII. MAYOR'S REPORT
- XIII. CITY MANAGER'S REPORT
- XIV. CITIZEN COMMENTS
- XV. ADJOURNMENT

BEAVERCREEK CITY COUNCIL  
COUNCIL WORK SESSION, April 15, 2019, 5:00 p.m.

Mayor Stone called the meeting to order followed by roll call.

PRESENT: Council Member Curran, Council Member Litteral; Council Member Rushing, Council Member Upton, Council Member Vann, Vice Mayor Garcia, Mayor Stone

ABSENT: None

Council Member Litteral MOVED to excuse Council Member Rushing and Vice Mayor Garcia, seconded by Council Member Upton. Motion PASSED by majority voice vote.

ALSO IN ATTENDANCE: Amy Blankenship, Legal Counsel; Dennis Evers, Chief of Police; Bill Kucera, Financial Administrative Services Director; Pete Landrum, City Manager; Jeff, McGrath; Planning and Development Director; Dianne Miscisin, Clerk of Council; Jeff Moorman, City Engineer; Nick Smith, Assistant City Engineer; Mike Thonnerieux, Public Administrative Services Director

**APPROVAL OF AGENDA**

Council Member Litteral MOVED to approve the agenda, seconded by Council Member Curran. Motion PASSED by majority voice vote.

**DISCUSSION ITEMS**

**Zoning Code Updates**

Mr. McGrath reviewed the draft changes for Council's consideration. Some of the changes included updating Appendix B for pet sales, tattoo and piercing parlor and tattoo removal centers and 158.118 (B) and (D) regarding parking.

Vice Mayor Garcia arrived at 5:04 p.m.

Council Member Rushing arrived at 5:08 p.m.

There was discussion regarding the zoning of massage parlors and the requirement of a licensing requirement for the business. Staff was directed to bring legislation forward for further discussion.

**Slow Speed Vehicles**

Mr. Landrum reviewed the background of this topic. Ms. Blankenship reviewed the state code regarding slow speed vehicles on public streets along with these vehicles needed to be inspected prior to being licensing. These vehicles would not be allowed, per the Ohio Revised Code, on public streets with speed limits of 35 mph. Private

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streets would not be affected by this. The inspections of the golf carts would need to be inspected by the police department and there is a list of requirements the golf carts would need to have to be licensed by the state. If there is no action taken, golf carts are not allowed on any public streets as it is illegal under state law. Council decided not to take action at this time.

### **2020 Census**

There was discussion regarding coordinating with Greene County or organizing the city's own campaign to bring awareness to the community the importance of completing the 2020 Census.

### **INFORMATIONAL ITEMS**

#### **2018 Purchasing Card Rebate**

Mr. Landrum said the new purchasing card policy requires the council be informed of the rebate received. If council has any questions regarding the rebate to please let him know.

#### **Resurfacing and Curb Plan**

Mr. Landrum said if there was any questions regarding the memo to please let him know.

### **COUNCIL COMMITTEE/EVENT UPDATES**

Council discussed events they had attended and anything they scheduled in the near future.

### **ADJOURNMENT**

Vice Mayor Garcia MOVED to adjourn the meeting at 6:21 p.m., seconded by Council Member Litteral. Motion PASSED by majority voice vote.

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Bob Stone, Mayor

ATTEST:

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Dianne Miscisin  
Clerk of Council  
Cmin041519WorkSession

BEAVERCREEK CITY COUNCIL  
REGULAR MEETING April 22, 2019 6:00 p.m.

PROCLAMATIONS

- ◆ Arbor Day
- ◆ Older Americans' Month

PRESENTATIONS

- ◆ UES Fourth of July Donation, Lisa Oxendine and Ruth Carpenter
- ◆ Vault 6936 Robotics Team

**CALL TO ORDER**

Mayor Stone called the meeting to order followed by roll call

PRESENT: Council Member Curran, Council Member Litteral, Council Member Rushing, Council Member Upton, Council Member Vann, Vice Mayor Garcia, Mayor Stone

ABSENT: None

ALSO IN ATTENDANCE: Dennis Evers, Chief of Police; Pete Landrum, City Manager; Jeff McGrath, Planning & Development Director; Steve McHugh, Legal Counsel; Dianne Miscisin, Clerk of Council; Mike Thonnerieux, Public Administrative Services Director

**PLEDGE**

Mayor Stone led the pledge and a moment of silence.

**APPROVAL OF AGENDA**

Council Member Litteral MOVED to approve the agenda, seconded by Council Member Rushing. Motion PASSED by majority voice vote.

**APPROVAL OF MINUTES**

Council Member Litteral MOVED to approve the March 25, 2019 Regular Meeting Minutes, seconded by Vice Mayor Garcia. Motion PASSED by majority voice vote.

Council Member Litteral MOVED to approve the April 8, 2019 Regular Meeting Minutes, seconded by Vice Mayor Garcia. Motion PASSED by majority voice vote.

**ORDINANCES, RESOLUTIONS AND PUDS**

**Resolution 19-26** Authorizing City Manager to Sign Fraternal Order of Police Agreements

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Clerk Miscisin read a Resolution authorizing the City Manager to execute collective bargaining agreements with the Fraternal Order of Police Lodge #160 covering sergeants, patrol officers and civilian employees.

Chief Evers said the City of Beavercreek and members of the Fraternal Order of Police Lodge #160 had a contract that expired on December 31, 2016. Subsequently, the FOP and City mutually extended the contract for two additional years with minor modifications through a Memorandum of Understanding that extended the contract through December 31, 2018. As such, formal negotiations occurred between the parties culminating with an agreed settlement that was ratified by the members of the three collective bargaining units within the FOP. These agreements are for a three year period beginning January 1, 2019 and ending December 31, 2021. The proposed agreements include the following: effective 01/01/2019, a wage increase of 2.75%, a 2.5% increase effective 01/01/2020 and a 2.5% increase effective 01/01/2021; effective 01/01/2019, the night shift differential increases from 50 cents to 70 cents per hour; effective 01/01/2019, the employee insurance contribution increases from 17% to 17.5%. Thereafter language has been added to cap any future increases to 18.5% during the term of this agreement.

Council Member Litteral thanked the staff and the FOP for working together and coming to a resolution.

Council Member Vann said it is difficult to negotiate contracts and thanked everyone for their work.

Council Member Litteral MOVED to approve Resolution 19-26, seconded by Council Member Vann. Motion PASSED by a majority voice vote.

**Resolution 19-27 Community Reinvestment Act (CRA) Affirmation**

Clerk Miscisin read a Resolution reaffirming Resolution No. 18-44 as amended, which implemented Sections 3735.65 through 3735.70 of the Ohio Revised Code, established and described the boundaries of a Community Reinvestment Area in the City of Beavercreek, Ohio, designated a Housing Officer to administer the program and created a Community Reinvestment Housing Council and a Tax Incentive Review Council

Mr. McGrath said this was an affirmation of something that was already approved as a Resolution in September 2018 to create the district. He said the application was sent to the state who had some comments and revisions. He said this was one of the most complete packets that state had ever seen. However, it was now past the 60 days of the initial approval of the Resolution. He said the Ohio

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Department of Development supplied a sample Resolution to affirm the original decision.

Council Member Curran MOVED to approve Resolution 19-27, seconded by Council Member Upton. Motion PASSED by a majority voice vote.

**Resolution 19-28** PACE (Property Assessed Clean Energy) Resolution of Necessity

Clerk Miscisin read a Resolution approving a petition for special assessments for special energy improvement projects, a plan for public improvements, and the articles of incorporation for the creation and governance of an energy special improvement district under Ohio Revised Code Chapter 1710; and declaring the necessity of acquiring, constructing, and improving certain public improvements described in the plan for public improvements in cooperation with the Beavercreek Energy Special Improvement District.

Mr. McHugh explained there were three pieces of legislation, all of which were part of one transaction. This was a PACE transaction which is a way to fund clean energy. It creates a citywide ESID (Energy Special Improvement District). He explained by using PACE and the ESID it would allow special assessments to be used to pay for clean energy and allow property owners to upgrade and improve the efficiency and quality of energy usage and equipment in a building. He said they would be able to pay for this through assessments and does not take tax revenue from the city. He said this application would be for 25 years for Home 2 Suites for an estimated \$2.5 million with annual assessment at \$125,000. He said at the third reading, depending on interest rates and certification of the improvements there may be some changing of the amount. He said each time there is an application this would be the same process with a Resolution and two Ordinances. He also said there was no cost to the city of doing this.

Council Member Vann asked if something bad would happen to this hotel what would happen. Mr. McHugh said the assessments would still be there. He said this was a financing arrangement between PACE Equity, which is the bank, the owner of the hotel and the city. He said the city was the vehicle that allows this financing to occur. Because of the lower tax rate and lower interest rate it encourages owners and developers to make improvements. The city would not be responsible or liable.

Council Member Vann MOVED to approve Resolution 19-28, seconded by Council Member Litteral. Motion PASSED by a roll call vote of 7-0.

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**Ordinance 19-04** PACE (Property Assessed Clean Energy) Ordinance to Proceed (First Reading) (Adopt as Emergency on Third Reading)

Clerk Miscisin read an Ordinance determining to proceed with the acquisition, construction and improvement of certain public improvements in the City of Beavercreek, Ohio, in cooperation with the Beavercreek Energy Special Improvement District and declaring an emergency.

Mr. McHugh explained this Ordinance was the Ordinance to proceed which basically says start the process and make these improvements. The next piece of legislation would be to assess the cost. He said it was like a construction loan where the money would be held in escrow. As the improvements occur they would be able to apply and receive money from this fund.

Council Member Litteral MOVED to move Ordinance 19-04 to the second and third readings, seconded by Council Member Curran. Motion PASSED by a majority voice vote.

**Ordinance 19-05** PACE (Property Assessed Clean Energy) Levying Assessments (First Reading) (Adopt as Emergency on Third Reading)

Clerk Miscisin read an Ordinance levying special assessments for the purpose of acquiring, constructing, and improving certain public improvements in the City of Beavercreek, Ohio, in cooperation with the Beavercreek Energy Special Improvement District; authorizing and approving an energy project cooperative agreement by and among the City of Beavercreek, Ohio, the Beavercreek Energy Special Improvement District, Greene Innkeepers LLC, and PACE Equity LLC providing for the financing of those public improvements; authorizing and approving a special assessment agreement by and between the City of Beavercreek Ohio, the County Treasurer of Greene County, Ohio, PACE Equity, LLC, the Beavercreek Energy Special Improvement District, and PACE Equity LLC regarding those special assessments; and declaring an emergency.

Council Member Upton MOVED to move Ordinance 19-05 to the second and third readings, seconded by Council Member Litteral. Motion PASSED by a majority voice vote.

**DECISION ITEMS**

**Board Appointments – CRA Housing Council**

Council Member Upton MOVED for the renewal of the previous question of appointments to the Community Reinvestment Area (CRA) Housing Council, seconded by Vice Mayor Garcia. Motion PASSED by majority voice vote.

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Council Member Litteral MOVED to open nominations for Community Reinvestment Area (CRA) Housing Council, seconded by Vice Mayor Garcia. Motion PASSED by majority voice vote.

Council Member Litteral nominated Shannon Graham. Council Member Vann nominated Pat Barton. Council Member Rushing nominated Brian Smith. Council Member Vann nominated John Compton. Mayor Stone nominated Keith Ayers.

Council Member Curran MOVED to close nominations for Community Reinvestment Area (CRA) Housing Council, seconded by Vice Mayor Garcia. Motion PASSED by majority voice vote.

Vote 1 by show of hands: Keith Ayers, 6; Pat Barton, 2; John Compton, 6; Shannon Graham, 7; Brian Smith, 7.

Council Member Litteral MOVED to appoint Keith Ayers, John Compton, Shannon Graham and Brian Smith to the Community Reinvestment Area (CRA) Housing Council for the term beginning April 22, 2019 – February 28, 2022, seconded by Vice Mayor Garcia. Motion PASSED by majority voice vote.

## **COUNCIL TIME**

Council Member Curran said the Easter Brunch was a great success. The classes for the lifelong learning begins May 1<sup>st</sup> and all classes are full.

Council Member Upton thanked Mayor Stone, Council Member Vann, Council Member Curran and Mr. Landrum for attending Miami Valley Regional Planning Commission's Annual Dinner with him.

Council Member Rushing along with Council Member Vann attended the ribbon cutting at Rotary Park for the new playground equipment. He said this was a joint partnership with Beaver Creek Township to secure the grant. He helped celebrate the 40<sup>th</sup> anniversary of Wright State University's School of Professional Physiology.

Council Member Litteral said Happy Earth Day. She said the Parks and Recreation Department will have the summer kick off at Lofino Park on April 27<sup>th</sup> from 11:00 a.m. - 2:00 p.m. The Beaver Creek Women's League luncheon was being held on Saturday. She thanked Vault 6936 for their wonderful presentation.

Vice Mayor Garcia thanked the scouts and Vault 6936 for their participation during the meeting.



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### **MAYOR'S REPORT**

Mayor Stone said the Arbor Day celebration would be held on April 27<sup>th</sup> following the summer kickoff. Russ Nature Reserve on Kemp Road would be having a ribbon cutting on Tuesday for their restrooms. The USO would be having a concert on April 24<sup>th</sup> at the Air Force Museum. The Band of Flight would be playing. The concert was free to the public.

### **CITY MANAGERS REPORT**

Mr. Landrum said there would be an Open House for the Beavercreek Thoroughfare Plan on Wednesday, April 24<sup>th</sup> from 5-7 in the Council Chamber. The Fourth of July Committee was still accepting nominations for Grand Marshal until May 1<sup>st</sup>.

The Fishing Derby would be held on Saturday, May 11<sup>th</sup> from 8:00 a.m. to 11:30 a.m. There would be a Police and City Hall Open House on May 18<sup>th</sup> from 11 a.m. – 2 p.m. Election Day was May 7<sup>th</sup>.

Mr. Thonnerieux reviewed the successes as a result of the current Park Levy and what is taken care of with this levy. He said the levy would be \$42 per \$100,000 which is an increase of \$10.50 per \$100,000. This levy would be to only maintain the current facilities. He reviewed the successes as a result of the current Capital Street Levy, 2 mill levy renewal, for maintaining streets, construction only. There would be no increase and remain at a cost of \$70 per \$100,000 valuation.

Mayor Stone said they hosted Mayors and Managers. He thanked the chief for the demonstration at the meeting. He thanked UES for their generous donation for the Fourth of July.

### **CITIZEN COMMENTS**

Many of the scouts in the audience spoke to council. Their concerns were the budget cuts in the schools including physical education in the middle school, allowing more choices of foreign languages other than Spanish, and the possibility of no busing if the levy did not pass.

Council Member Upton thanked the scouts for their comments and would pass along their concerns to the school board members as the City Council did not oversee the school budget.

There being no more comments, Citizen Comments was closed.

### **ADJOURNMENT**

BEAVERCREEK CITY COUNCIL

REGULAR

April 22, 2019

Council Member Rushing MOVED to adjourn the meeting at 7:23 p.m., seconded by Vice Mayor Garcia. Motion PASSED by majority voice vote.

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Bob Stone, Mayor

ATTEST:

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Dianne Miscisin  
Clerk of Council  
Cmin042219

**CITY OF BEAVERCREEK  
CITY COUNCIL  
AGENDA ITEM REPORT**

*pk*

<b>Meeting Date:</b> May 13, 2019 <b>Agenda Reference No.:</b> VII. A-E	<b>Reference Topic:</b> 19-1 IH Credit Union Rezoning Ordinance 19-06
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<b>ACTION REQUESTED</b>		
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Disapproval	<input type="checkbox"/> Table
<input type="checkbox"/> Review and Comment	<input type="checkbox"/> No Action Requested	<input type="checkbox"/> Other _____

**REQUEST BY APPLICANT:**

The applicant is requesting approval to rezone approximately 1.595 acres, from B-2 Community Commercial and A-1 Agricultural, to a Commercial Planned Unit Development (C- PUD). The property is located at 1464 and 1474 North Fairfield Road, on the east side of the road just south of the intersection of Lantz Road and North Fairfield Road. The intent is to rezone the 1.595 acres to allow for the construction of a financial banking institution.

**STAFF RECOMMENDATION:**

Planning Commission and Staff are recommending approval of this Rezoning subject to the conditions in the attached Ordinance.

**PROCEDURAL OPTIONS FOLLOWING ACTION:**

City Council may choose to approve, disapprove, or table this application.

## **ORDINANCE NO. 19-06**

CITY OF BEAVERCREEK

SPONSORED BY COUNCIL MEMBER \_\_\_\_\_ ON THE 13<sup>TH</sup> DAY OF MAY, 2019.

**AN ORDINANCE REZONING 1.595 ACRES FROM B-2 and A-1, FURTHER DESCRIBED AS BOOK 5, PAGE 5, PARCELS 123 AND 124 ON THE PROPERTY TAX MAPS OF GREENE COUNTY, OHIO TO C-PUD 19-1.**

Whereas Danis Inc., 3233 Newmark Drive, Miamisburg, OH 45342, has requested this zoning amendment; and

Whereas, the City of Beavercreek Planning Commission has recommended approval of the zoning amendment with conditions and requirements; and

Whereas, the City Council finds that the facts submitted with the application and presented at the public hearing and any modifications, amendments, or supplementary conditions satisfy the standards and criteria for Planned Unit Development approval as per §158.072 of the Zoning Code; and

WHEREAS, the City Council has voted to adopt the recommendation of the Planning Commission with modifications, this being a decision that requires approval by four members of Council.

NOW THEREFORE THE MUNICIPALITY OF BEAVERCREEK HEREBY ORDAINS:

### SECTION I

That the Zoning Map referenced in §158.018 of the Zoning Code be amended to change approximately 1.595 acres of land, located at 1464 and 1474 North Fairfield Rd. from B-2 Community Commercial, and A-1 Agricultural, to C-PUD, Commercial Planned Unit Development.

### SECTION II

1. The concept plan dated "Received March 7 2019" shall be adopted as the location map for this C-PUD.
2. The permitted uses within this PUD shall be those uses that are conditional and permitted in B-2 zoning districts, with the exception of the following:

- Brewery
  - Drug and alcohol addiction rehabilitation clinics (no overnight facilities)
  - Heating, air conditioning and plumbing service and repair (excluding well drilling)
  - Heating, air conditioning and plumbing stores - retail
  - Residential cleaning services
  - Car rental service
  - Moving trucks and trailers
  - Veterinary clinic with kennels or animal hospitals
3. All new buildings shall incorporate four-sided architecture and shall have no apparent rear. All dumpster enclosures shall incorporate three-sided architecture and an opaque front that is constructed of materials that match the new buildings. The buildings and dumpster enclosure shall be designed as required by the Planning Department, Planning Commission and City Council at the Specific Site Plan.
  4. The access points and types of access shall be subject to the approval of the City Engineer, Planning Commission, and City Council at the Specific Site Plan.
  5. There shall be no removal of any trees within this PUD until specific site plan approval has been obtained by City Council.

### SECTION III

This Ordinance shall take effect from and after the earliest period allowed by law.

### SECTION IV

It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that any and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, but not limited to Section 121.22 of the Ohio Revised Code.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Bob Stone, Mayor

ATTEST:

\_\_\_\_\_  
Dianne Miscisin, Clerk of Council

## SUMMARY

This Ordinance adopts a recommendation to rezone 1.595 acres from B-2 and A-1 to C-PUD 19-1.

This is not an emergency ordinance and will become effective 30 days after passage.

# CITY OF BEAVERCREEK STAFF REPORT

May 9, 2019

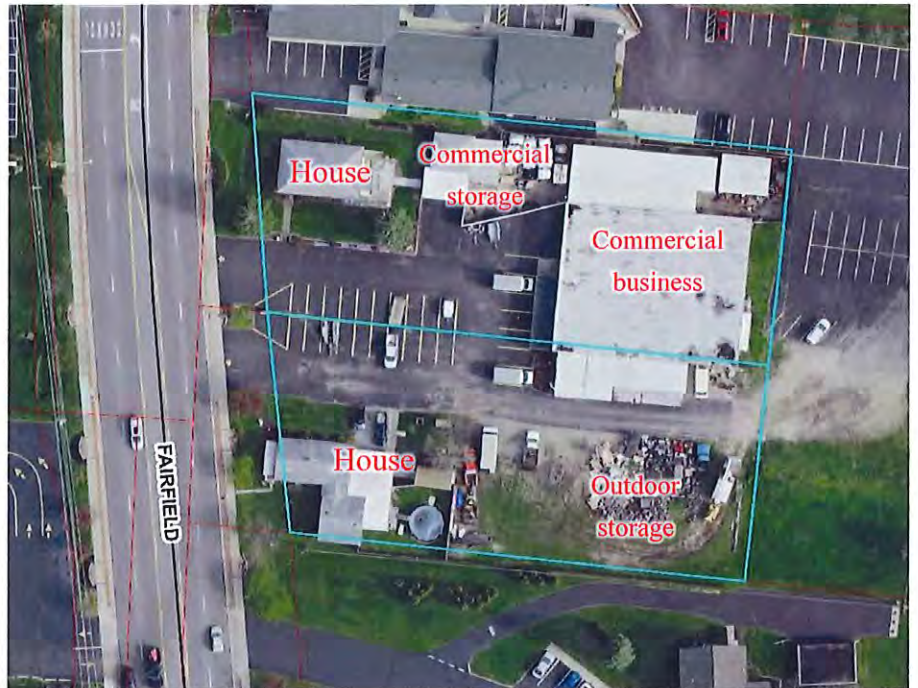
**PROJECT:** IH Credit Union Rezoning

**CASE NUMBER:** C-PUD 19-1 Rezoning

**APPLICANT:** Danis Inc. (Agent for Owner)  
3233 Newmark Drive  
Miamisburg, OH 45342

## REQUEST

The applicant is requesting approval to rezone approximately 1.595 acres, from B-2 Community Commercial and A-1 Agricultural, to a Commercial Planned Unit Development (C- PUD). The property is located at 1464 and 1474 North Fairfield Road, on the east side of the road just south of the intersection of Lantz Road and North Fairfield Road. The intent is to rezone the 1.595 acres to allow for the construction of a financial banking institution.



## EXISTING CONDITIONS

As evident from the aerial photo to the right, there are two houses, a commercial business, commercial storage and some outdoor storage of miscellaneous items. The two lots combined have

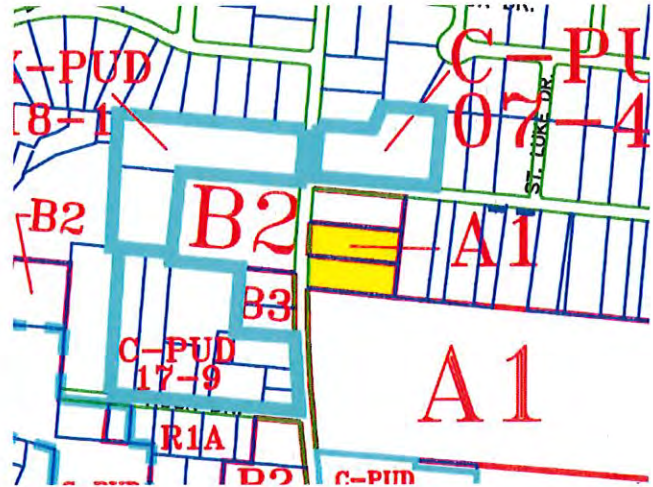


240 feet of frontage on North Fairfield Road. Appropriate sidewalks and streetscape are already in place on North Fairfield Road along the proposed PUDs frontage.

### Current and Surrounding Zoning

As previously stated a portion of the property is currently zoned B-2 Commercial, and a portion is zoned A-1 Agricultural.

The surrounding Zoning Districts and uses are as follows:



Direction	Zoning	Use
North	B-2	Multi-tenant retail building
South	A-1	Place of religious assembly
West	B-2	North Fairfield Road, daycare
East	A-1	Empty parking area for multi-tenant retail

### Availability of Utilities

Public water and sewer are available to the site.



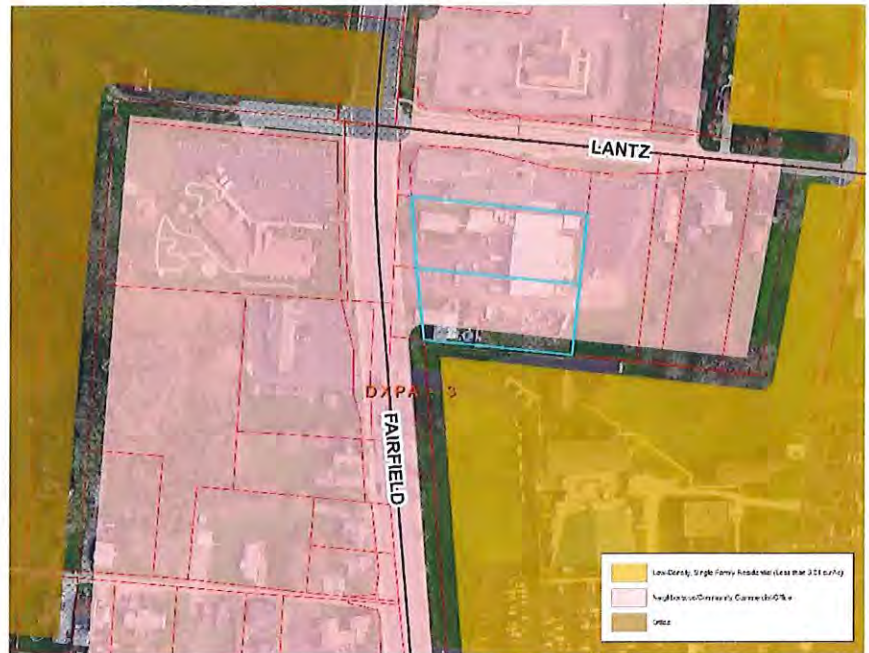


## ANALYSIS Land Use Plan

The 1.595 acre area is classified as Neighborhood Commercial-Office on the Beavercreek Land Use Plan (shaded in pink on the map to the right).

For areas with this designation, the Land Use Plan states:

*"...generally are small projects containing uses that are intended to provide for the daily needs of residents that live nearby. They typically include: Daycare centers, restaurants, grocery stores, drug stores, barber and beauty shops, laundries, dry cleaners, gas stations, florists, and other similar types of businesses offering everyday convenience goods and personal services..."* (such as banking)



The proposed uses as described below are compatible with the Neighborhood Commercial-Office designation in the Land Use Plan.

### Proposed Zoning Change

The designation of a new PUD allows staff to eliminate uses that are considered incompatible with the surrounding uses. The proposed rezoning would allow uses permitted and conditionally permitted within a B-2 zoning district (see packet) with the exception of the following:

- Brewery
- Drug and alcohol addiction rehabilitation clinics (no overnight facilities)
- Heating, air conditioning and plumbing service and repair (excluding well drilling)
- Heating, air conditioning and plumbing stores - retail
- Residential cleaning services
- Car rental service
- Moving trucks and trailers
- Veterinary clinic with kennels or animal hospitals

**Access/Transportation**

The proposed concept plan shows an access point to be located off of North Fairfield Road. The final locations of access points will be established at the specific site plan stage.

**Setback/Buffers**

Due to the fact that this property is surrounded by commercial uses and/or zoning designations, there is no need for a specific buffer, which normally is used to separate residential from non-residential uses. Building and parking lot setbacks will be set at the specific site plan stage.

**Recommendation**

Based on the above analysis Planning Commission and staff recommend approval of this request subject to the conditions outlined in the attached Ordinance.

## Proposed Uses

~~Blue double strikeout are proposed as not permitted~~

- Adult Day Care Facilities (overnight stay not permitted)
- Amphitheaters/pavilions
- Animal daycare
- Antiques and secondhand merchandise stores
- Appliance repair services
- Appliances and supplies - retail
- Art and crafts and school supply stores and accessory instruction
- Art galleries
- Artist, sculptor and composer studios
- Bakery and donut shops, (retail)
- Banking services (financial)
- Banquet halls
- Bar/tavern/night club
- Barber and beauty service and tanning salons
- Bicycle sales (retail), rental and repair
- Billiard rooms
- ~~Brewery~~
- Brewery, micro (with retail sales)
- Brewery, micro
- Brew pub
- Building Entry Systems
- Business machine, sales and service
- Carry outs - beer, wine and party supply
- Catering service
- Cellular telephone and other wireless telecommunication equipment retail
- China and glassware stores - retail
- Churches (See Places of religious assembly)
- Cigars, cigarette and tobacco stores - retail
- Clothing, apparel and accessory stores
- Computers: sales and service of new and used desk top and lap top computers, components, software and peripherals
- Contract constructions services office and showroom (no outdoor storage)
- Convenience store
- Convenience store - drive thru
- Delicatessen
- Dental laboratory services



- Dental services
- Drapery stores
- Dressmaking, seamstress
- ~~Drug and alcohol addiction rehabilitation clinics (no overnight facilities)~~
- Drug stores
- Dry-cleaning and laundry (pick-up stations)
- Electronics sales and/or service (consumer retail)
- Farmer's market
- Floor covering stores
- Florist - retail
- Fraternal, social and civic associations, including food and beverage services
- Funeral services and accessory crematory services
- Furniture, home furnishing and equipment - retail
- Furriers and fur apparel sales, repair and storage
- Garden stores, garden centers - retail
- Gifts, novelties, greeting cards and stationery stores
- Grocery stores - including specialty stores such as meat, candy, dairy, and the like
- Hardware stores
- Health club, inside activity only
- ~~Heating, air conditioning and plumbing service and repair (excluding well drilling)~~
- ~~Heating, air conditioning and plumbing stores - retail~~
- Hobby shops
- Holistic health center
- Hookah bar or Shisha bar
- Income tax preparation
- Interior decorating stores and services
- Jewelry stores - retail
- Latch-key programs
- Laundry and dry-cleaning - self-service (coin-op)
- Locksmith
- Massage therapy and medical massage or massotherapy
- Medical clinics - outpatient services
- Medical laboratory services
- Meeting and party rooms
- Museums
- Music, musical instrument stores - retail
- Newspaper, magazine and book stores - retail
- Nursery school/Pre-school/day care centers in accordance with '158.127
- Nursing or convalescent home/Assisted Living Facilities/Skilled Nursing Facilities
- Offices are as follows:
  - Accounting, auditing and bookkeeping services

- Advertising services
- Business associates
- Civic, social and fraternal associations meeting rooms and offices but not including accessory facilities serving food and beverages.
- Credit reporting, adjustment and collection service
- Detective and protective services
- Duplicating, and mailing services
- Educational and scientific research services
- Employment services
- Engineering and architectural services
- Engineering research and prototype development associated with offices
- Executive, administrative and similar enterprises
- Financial holding and investment services
- Insurance carriers, agent broker and services
- Labor unions and similar labor organizations (excluding hiring halls)
- Legal services
- Professional and membership organizations
- Real estate and related services
- Security and commodity brokers
- Office furniture stores - retail
- Office supply stores
- Optical services and sales
- Paint and wallpaper stores
- Party rooms
- Pet grooming
- Photographic supplies, services and studios
- Physician services
- Place of religious assembly
- Pre-schools
- Printing services
- Public buildings including community center buildings and libraries
- Public utility buildings, telephone exchanges, transformer stations and substations except garage and maintenance buildings
- Recreation facilities and customary accessory buildings and gymnasiums
- Research and engineering laboratories
- ~~Residential cleaning services~~
- Restaurants - inside and accessory drive thru service only
- Schools are as follows:
  - Art and music schools
  - Barber and beauty
  - Business, stenographic, correspondence and typing
  - Dancing

- Driver training
  - Technical training schools NEC
- Shoe repair, shoe shining and hat cleaning services
- Shoe stores
- Sporting goods stores - retail
- Tailor shops
- Tattoo and piercing parlor
- Tattoo removal center
- Taxidermist services
- Teen clubs
- Travel bureaus and ticket sales
- Tutoring centers
- Variety stores - retail
- Vehicle parts and accessories, (retail)
- ~~Car rental service~~
- ~~Moving trucks and trailers~~
- Vehicle service station (gas, lubricant, coolants and accessories only)
- Vehicle wash facilities
- Veterinary office, no overnight stay
- ~~Veterinary clinic with kennels or animal hospitals~~
- Watch, clock and jewelry repair services
- Wig shops

## RESOLUTION

CITY OF BEAVERCREEK  
PLANNING COMMISSION  
April, 3, 2019

RE: PUD 19-1  
IH Credit Union - Rezoning

WHEREAS, Danis Inc., 3233 Newmark Drive, Miamisburg, OH 45342, has filed an application requesting approval to rezone 1.595 acres of land from B-2 Community Commercial and A-1 Agricultural, to C-PUD Commercial Planned Unit Development and the properties are located at 1464 and 1474 North Fairfield Road, further described as Book 5, Page 5, Parcels 123 and 124 on the tax maps of Greene County, Ohio; and

WHEREAS, public hearing was held on April 3, 2019 by the Beavercreek Planning Commission at which time all people who wished to testify gave their comments at the public hearing; and

WHEREAS, the Beavercreek Planning Commission finds that the facts submitted with this PUD rezoning application and presented at the public hearing and any modifications, amendments, or supplementary conditions satisfy the standards and criteria for PUD rezoning approval as per §158.065 of the Zoning Code; and

WHEREAS, the Beavercreek Planning Commission finds that, pursuant to §158.073 of the Zoning Code, each and all of the excluded uses are inappropriate for this specific C-PUD; and

WHEREAS, the Beavercreek Planning Commission finds that the applicant's plans are in basic compliance with the City of Beavercreek Land Use Plan.

NOW, THEREFORE be it resolved that the Beavercreek Planning Commission recommends to the Beavercreek City Council:

### SECTION I

That the Zoning Map referenced in §158.018 of the Zoning Code be amended to change approximately 1.595 acres of land, located at 1464 and 1474 North Fairfield Rd. from B-2 Community Commercial, and A-1 Agricultural, to C-PUD, Commercial Planned Unit Development.

## SECTION II

1. The concept plan dated "Received March 7 2019" shall be adopted as the location map for this C-PUD.
2. The permitted uses within this PUD shall be those uses that are conditional and permitted in B-2 zoning districts, with the exception of the following:
  - Brewery
  - Drug and alcohol addiction rehabilitation clinics (no overnight facilities)
  - Heating, air conditioning and plumbing service and repair (excluding well drilling)
  - Heating, air conditioning and plumbing stores - retail
  - Residential cleaning services
  - Car rental service
  - Moving trucks and trailers
  - Veterinary clinic with kennels or animal hospitals
3. All new buildings shall incorporate four-sided architecture and shall have no apparent rear. All dumpster enclosures shall incorporate three-sided architecture and an opaque front that is constructed of materials that match the new buildings. The buildings and dumpster enclosure shall be designed as required by the Planning Department, Planning Commission and City Council at the Specific Site Plan.
4. The access points and types of access shall be subject to the approval of the City Engineer, Planning Commission, and City Council at the Specific Site Plan.
5. There shall be no removal of any trees within this PUD until specific site plan approval has been obtained by City Council.

## SECTION III

These plans and all papers relating to the approved plan shall be submitted with this Resolution to City Council.

The Clerk is directed to transmit this case to City Council for further determination as required by law.

ADOPTED: April 3, 2019

VOTING FOR ADOPTION: Tiffany Akers



Alex Hight  
Nick Loftis  
Michael Self  
Nathan Shrider

VOTING AGAINST:               None

---

Chairman

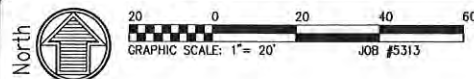
Attest:

---





Existing Conditions



#### MONUMENT LEGEND

- Indicates 5/8" iron pin found (unless otherwise noted)
- Indicates 5/8" iron pin set
- ⊗ Indicates Iron Pipe found
- △ Indicates MAG nail found (unless otherwise noted)
- △ Indicates MAG nail set
- Indicates Concrete Monument found
- Indicates Railroad Spike found

#### REFERENCES:

DEED: 0.8200 ACRES - TRACT I PER TITLE COMMITMENT /  
CARRIE L. BECK, AKA CARRIE LOUIS BECK, O.R. 2705, PAGE 827

0.7750 ACRES - TRACT II PER TITLE COMMITMENT /  
LISA BECK & HERBERT BECK, O.R. 2395, PAGE 455

TITLE: MID AMERICAN LAND TITLE AGENCY, INC. -  
COMMITMENT D-18-44492, EFFECTIVE DATE: NOVEMBER 18, 2018

EASEMENTS: THE EASEMENTS SHOWN ON THIS SURVEY ARE  
AS NOTED IN ABOVE TITLE COMMITMENT.



VICINITY MAP  
NTS

#### SURVEY NOTES:

1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN HEREON  
WERE USED IN THE PERFORMANCE OF THIS SURVEY.
2. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL  
AGREE WITH PROPERTY LINES.
3. ALL MONUMENTATION FOUND IN GOOD CONDITION  
UNLESS NOTED OTHERWISE.
4. IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC  
CAP STAMPED "7735"



OUPS TICKET#A833702365  
KNOWN EXISTING UNDERGROUND UTILITIES AND SERVICES  
ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING  
TO THE BEST AVAILABLE DATA. THE LOCATIONS SHOWN ARE  
TO BE USED AS A GUIDE FOR ALL PARTIES CONCERNED. THE  
CONTRACTOR AND RESPECTIVE UTILITY OWNERS WILL BE  
RESPONSIBLE FOR VERIFYING THEIR LOCATION IN THE FIELD  
PRIOR TO CONSTRUCTION, FOR PROTECTING ANY UTILITY  
WHICH MAY INTERFERE WITH CONSTRUCTION, AND FOR ANY  
DAMAGE TO SUCH EXISTING UTILITY.

#### LEGEND

- |                              |                                  |
|------------------------------|----------------------------------|
| ⊗ Storm M.H.                 | ⊗ Water Sprinkler                |
| □ 2x2" C.B.                  | ⊗ Gas Valve                      |
| ⊗ CATV - Cable TV Box        | ⊗ Light Pole                     |
| ⊗ Telephone Box              | ⊗ Power Pole                     |
| ⊗ Electric Box/Transformer   | ⊗ Sanitary Manhole               |
| ⊗ Electric Outlet            | ⊗ Sanitary Cleanout              |
| ⊗ Electric Meter             | ⊗ Sign Post                      |
| ⊗ AC Unit                    | ⊗ Spot Light                     |
| ⊗ Gas Meter                  | — GAS — GAS — Gas Line           |
| ⊗ Ballast                    | — OE — OE — Overhead Electric    |
| ⊗ Fire Hydrant               | — UE — UE — Underground Electric |
| W.S.V. ⊗ Water Service Valve | — SAN — SAN — Sanitary Sewer     |
| W.V. ⊗ Water Valve           | — STM — STM — Storm Sewer        |
| W.M. ⊗ Water Main            | — W — W — Water Main             |
| W.M.P. ⊗ Water Meter Pit     | — WL — WL — White Line           |
| LB ⊗ Light Pole Base         | ⊗ Regular Parking Spaces         |

#### CERTIFICATION:

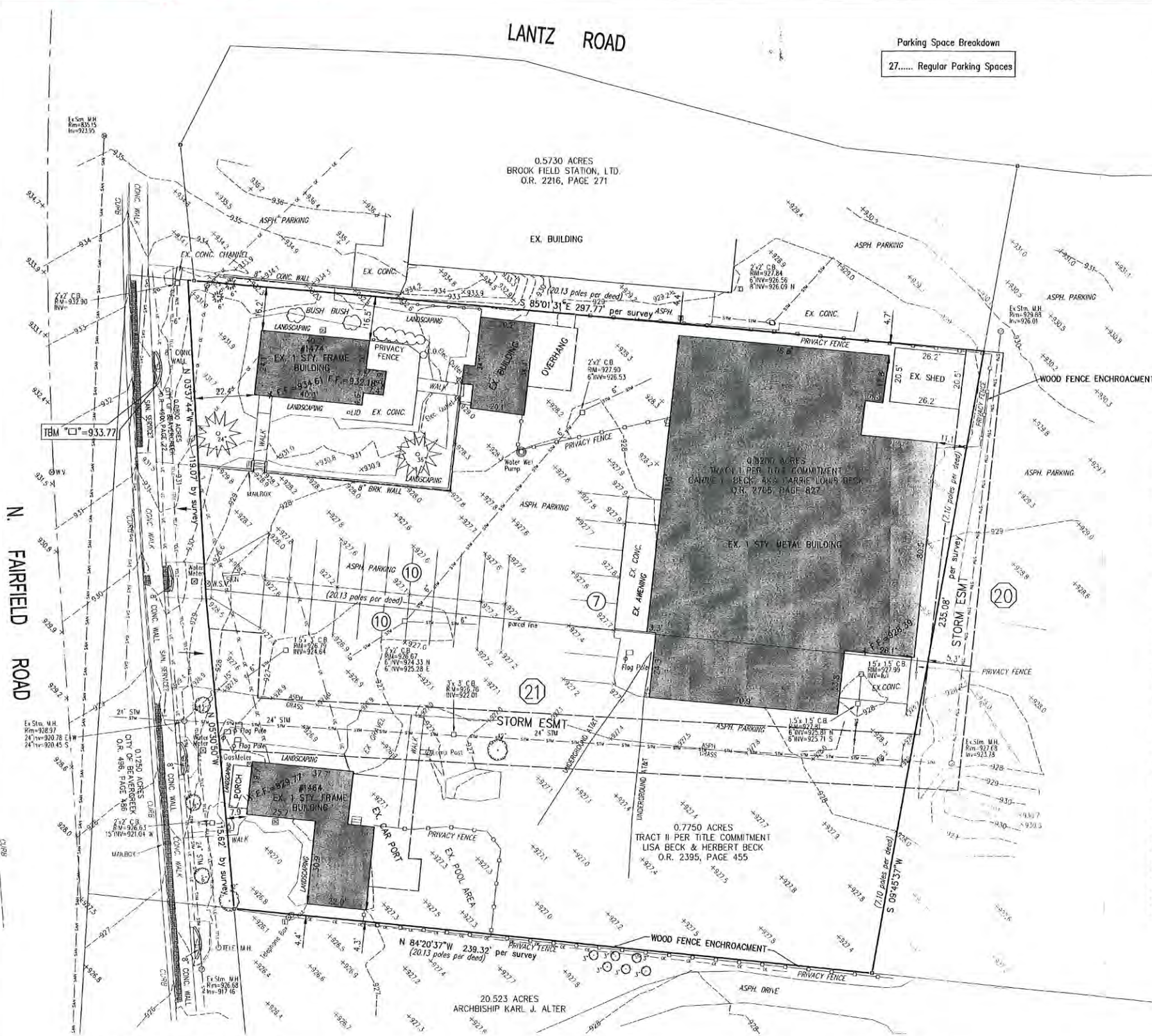
To: MID AMERICAN LAND TITLE AGENCY, INC., and H. CREDIT UNION.

This is to certify that this map or plot and the survey on which it is based  
were made in accordance with the 2016 Minimum Standard Detail  
Requirements for ALTA/NSPS and Title Surveys, jointly established and  
adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 8, 9, 11,  
13, 14, 16, 19, of Table A thereof. The field work was completed on  
September 2016.

McDougall - Marsh Land Surveyors

Thomas K. Marsh P.S. No. 7735

Date: Jan 07 2019



"ALTA/NSPS  
LAND TITLE SURVEY"  
**1464 & 1474 N. FAIRFIELD ROAD**  
SEC. 32, TOWN 32, RANGE 7  
CITY OF BEAVERCREEK  
GREENE COUNTY, OHIO  
CONTAINS: 1.4403 ACRES TOTAL

Prepared by:  
**McDougall - Marsh**  
Land Surveyors  
8529 Byers Road, Mansfield, Ohio 44842  
Tel: 937-947-2600 - Fax: 937-947-2679  
www.mcdougallmarsh.com

#### TRACT I:

Beginning at an iron pin in the center of the Belbrook and Fairfield Road; thence East along the line of Ray A. Trubee 20.13 poles to a stone in the line of E.L. Trubee, Jr.; thence North 7.10 poles to a stone and corner to Bessie Smart; thence West 20.13 poles to an iron spike in the center of the Belbrook and Fairfield Road; thence South with the center of the said road 7.10 poles to the place of beginning and containing ninety hundredths of an acre, more or less.

HOWEVER, EXCEPTING THE FOLLOWING DESCRIBED REAL ESTATE:

Situate in the City of Beavercreek, County of Greene, State of Ohio, and in Section 32, Town 3, Range 7, M.R.S., and bounded and described as follows:

Beginning at the intersection of the centerline of North Fairfield Road (C.R. 9) and the centerline of Lantz Road, said centerline of Lantz Road being the line common to Section 32 and Section 33, said point being located thirty-five and 15/100 (35.15) feet right of Station 39+83.17 from the proposed centerline of North Fairfield Road (C.R. 9) as shown in the above mentioned plans, thence with the centerline of North Fairfield Road (C.R. 9), South two degrees, forty minutes fifteen seconds (2° 40' 15") West for one hundred seventeen and 29/100 (117.29) feet to the northwest corner of Grantor's land and the southwest corner of land conveyed to Gary R. and Kathy Deis by deeds recorded in Deed Book 482, Page 179 and Official Record 383, Page 900, both of the Deed Records of Greene County, Ohio, said corner being located twenty-nine and 70/100 (29.70) feet right of Station 38+64.08 from the proposed centerline of North Fairfield Road (C.R. 9) as shown in the above mentioned plans, said corner also being the TRUE POINT OF BEGINNING, thence with the south property line of Gary R. and Kathy Deis, South four degrees nineteen minutes five seconds (4° 19' 15") East for one hundred eighteen and 91/100 (118.91) feet to a point in the north property line of land conveyed to Herbert F. and Lisa Beck by deed recorded in Deed Book 543, Page 20 of the Deed Records of Greene County, Ohio; thence with the north property line of Herbert F. and Lisa Beck, North eighty-four degrees twenty-five minutes five seconds (84° 25' 05") West for thirty-seven and 19/100 (37.19) feet to a point in the centerline of North Fairfield Road (C.R. 9), said point being the southwest corner of Grantor's land and the northwest corner of Herbert F. and Lisa Beck's land; thence with the centerline of North Fairfield Road (C.R. 9) and the Grantor's west property line, North two degrees forty minutes fifteen seconds (2° 40' 15") East for one hundred seventeen and 29/100 (117.29) feet to the TRUE POINT OF BEGINNING.

#### TRACT II:

Situate in the City of Beavercreek, County of Greene and in the State of Ohio and described as follows: Being part of the North One-half (1/2) of Section Thirty-Two (32), Town 3 (3), Range Seven (7) M.R.S. and being more particularly described as follows: Beginning at a stone in the corner of the Belbrook-Fairfield Road, Fourteen and Twenty hundredths (14.20) rods south to the intersection of the centerline of said road and the north line of Section Thirty-Two (32); thence continuing south along the centerline of said road for a distance of seven and ten hundredths (7.10) rods, to the north line of Ada Kild (sometimes referred to as the line of Charles W. Kild); thence eastwardly along said Kild's line, Twenty and Thirteen hundredths (20.13) poles to the southwest corner of the tract of land conveyed to Eli Trubee, Jr. to James Clifford Trubee by deed recorded in Volume 94, page 269 of the deed records of Greene County, Ohio; thence northwardly along the west line of said James Clifford Trubee, Seven and Ten hundredths (7.10) rods to the deed records of said county; thence westerly Twenty and Thirteen hundredths (20.13) rods to the place of beginning, containing Nine Tenths (0.9) acre.

EXCEPTING THEREFROM, Situate in the City of Beavercreek, County of Greene, State of Ohio, and in the Section 32, Town 3, Range 7, M.R.S. and bounded and described as follows:

Parcel No. 42-9V

Being a parcel of land lying on the right side of the centerline of a survey made by Woolpert Consultants for the City of Beavercreek, Ohio as shown on the plans for GRE-C.R. 9-3.35 (North Fairfield Road) on file in the district 8 offices of the Ohio Department of Transportation.

Beginning at the intersection of the centerline of North Fairfield Road (C.R. 9) and the centerline of Lantz Road, said centerline of Lantz Road being the line common to Section 32 and Section 33, said point being located thirty-five and 15/100 (35.15) feet right of Station 39+83.17 from the proposed centerline of North Fairfield Road (C.R. 9) as shown in the above mentioned plans, thence with the centerline of North Fairfield Road (C.R. 9), South two degrees, forty minutes fifteen seconds (2° 40' 15") West for Two Hundred Thirty-Four and 58/100 (234.58) feet to the northwest corner of Grantor's land and the southwest corner of land conveyed to William L. and Carrie L. Beck by deed recorded in Deed Book 223, page 255 of the Deed Records of Greene County, Ohio, said corner being located seventeen and 42/100 (17.42) feet right of Station 37+40.12 from the proposed centerline of North Fairfield Road (C.R. 9) as shown on the above mentioned plans, said corner also being the TRUE POINT OF BEGINNING;

Thence with the South property line of William L. and Carrie L. Beck, South eighty-four degrees twenty-five minutes five seconds (84° 25' 05") East for thirty-seven and 19/100 (37.19) feet, thence leaving the south property line of William L. and Carrie L. Beck, South six degrees seven minutes sixteen seconds (6° 12' 16") East for one hundred nineteen and 60/100 (119.60) feet to a point in the north property line of land conveyed to Karl J. Alter, Archbishop of Cincinnati, by deed recorded in Deed Book 282, Page 530 of the Deed Records of Greene County, Ohio; thence with the north property line of Karl J. Alter, Archbishop of Cincinnati, North eight degrees twenty-five minutes five seconds (8° 25' 05") West for fifty-five and 42/100 (55.42) feet to a point in the centerline of North Fairfield Road (C.R. 9), said point being the southwest corner of Grantor's land and the northwest corner of land conveyed to Karl J. Alter, Archbishop of Cincinnati, thence with the centerline of North Fairfield Road (C.R. 9) and Grantor's west property line, North two degrees twenty-five minutes five seconds (2° 25' 05") East for thirty-seven and 22/100 (37.22) feet to an angle point, said point also being the southeast corner of land conveyed to Gary R. and Kathy Deis by deed recorded in Official Record 182, Page 478 and the northeast corner of land conveyed to Bandy and Shas, an Ohio General Partnership by deed recorded in Official Record 373, page 113 of the Deed Records of Greene County, Ohio; thence with the centerline of North Fairfield Road (C.R. 9), North two degrees forty minutes fifteen seconds (2° 40' 15") East for sixty and 58/100 (60.58) feet to the TRUE POINT OF BEGINNING.

#### ALTA/NSPS MINIMUM STANDARDS NOTE:

- ITEM 17: THE SURVEYOR HAS NO KNOWLEDGE OF ANY RIGHT-OF-WAY CHANGES AND NO EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIR OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ITEM 19: THERE IS NO PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES DISCLOSED IN THE DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR FOR THIS SURVEY.

ENCROACHMENT NOTE:  
WOOD PRIVACY FENCE ENCHROACHES ON ADJACENT PARCELS  
ON THE EAST AND SOUTH AS SHOWN.

SURVEY LEGAL DESCRIPTIONS:  
THE SURVEY CALLS ARE NOT THE SAME AS  
THAT CONTAINED IN THE TITLE COMMITMENT.

FLOOD NOTE:  
THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 58087B, WITH A DATE OF IDENTIFICATION OF MARCH 17, 2011, FOR COMMUNITY PANELS 0106D, IN MONTGOMERY COUNTY, STATE OF OHIO, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS LOCATED.

- 17 GAS EASEMENT - VOLUME 460, PAGE 216 (NOT PLOTTED - IN CURRENT RIGHT OF WAY, DOES NOT AFFECT)
- 18 ASSIGNMENT AND ASSUMPTION OF MULTIPLE EASEMENTS AND RIGHT OF WAY - VOLUME 1471, PAGE 476 (NOT PLOTTED - IN CURRENT RIGHT OF WAY, DOES NOT AFFECT)
- 19 ASSIGNMENT AND ASSUMPTION OF MULTIPLE EASEMENTS AND RIGHT OF WAY - 20170002086 (NOT PLOTTED - IN CURRENT RIGHT OF WAY, DOES NOT AFFECT)
- 20 SEWER EASEMENT - VOLUME 490, PAGE 25 (PLOTTED - AFFECTS)
- 21 SEWER EASEMENT - VOLUME 496, PAGE 15 (PLOTTED - AFFECTS)

MAR 07 2019

CITY OF BEAVERCREEK  
PLANNING DEPARTMENT



**CITY OF BEAVERCREEK, OHIO  
ORDINANCE NO. 19-04**

SPONSORED BY COUNCIL MEMBER \_\_\_\_\_ ON THE 22<sup>ND</sup> DAY OF APRIL,  
2019.

**AN ORDINANCE DETERMINING TO PROCEED  
WITH THE ACQUISITION, CONSTRUCTION, AND  
IMPROVEMENT OF CERTAIN PUBLIC  
IMPROVEMENTS IN THE CITY OF  
BEAVERCREEK, OHIO, IN COOPERATION WITH  
THE BEAVERCREEK ENERGY SPECIAL  
IMPROVEMENT DISTRICT AND DECLARING AN  
EMERGENCY.**

**WHEREAS**, the Council (the “City Council”) of the City of Beavercreek, Ohio (the “City”), duly adopted Resolution No. 19-28] on April 22, 2019 (the “Resolution of Necessity”), (i) declaring the necessity of acquiring, constructing, and improving energy efficiency improvements, including, without limitation, LED lighting, building envelope improvements, energy efficient windows, a high-efficiency HVAC system, a high-efficiency water system, and related improvements (the “Project”, as more fully described in the Petition referenced in this Ordinance) located on real property owned by Greene Innkeepers, LLC (together with all future owners of the Project Site, as defined below, the “Owner”) at 2667 Fairfield Commons Boulevard, Beavercreek, Ohio 45431, within the City (as more fully described in Exhibit A to the Petition, as defined below, the “Project Site”); (ii) providing for the acquisition, construction, and improvement of the Project by the Owner, as set forth in the Owner’s *Petition for Creation of Energy Special Improvement District and for Special Assessments for Special Energy Improvement Projects* (the “Petition”) and the *Beavercreek Energy Special Improvement District Plan* (the “Plan”) including by levying and collecting special assessments upon and from the Project Site (the “Special Assessments”) in an amount sufficient to pay the costs of the Project, which is estimated to be \$6,206,825.00, and which includes other related costs of financing the Project, including, without limitation, the payment of principal of and interest on nonprofit corporate obligations issued to pay the costs of the Project and other interest, financing, credit enhancement, and issuance expenses, including City administrative and legal fees and expenses, and ongoing trustee fees and Beavercreek Energy Special Improvement District (“District”) administrative fees and expenses; and (iii) determining that the Project will be treated as a special energy improvement project to be undertaken cooperatively by the City and the District; and

**WHEREAS**, the claims for damages alleged to result from, and objections to, the Project have been waived by 100% of the affected property owners and no claims for damages or objections have been filed.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Beavercreek, Ohio:

**SECTION 1.** Each capitalized term used in this Ordinance where the rules of grammar would otherwise not require and not otherwise defined in this Ordinance or by reference to another document shall have the meaning assigned to it in the Resolution of Necessity.

**SECTION 2.** This City Council declares that its intention is to proceed with the acquisition, construction, and improvement of the Project described in the Petition and the Resolution of Necessity. The Project shall be made in accordance with the provisions of the Resolution of Necessity and with the plans, specifications, profiles, and estimates of cost previously approved and now on file with the City Fiscal Officer (the "Fiscal Officer").

**SECTION 3.** The Special Assessments to pay costs of the Project, which are estimated to be \$6,206,825.00, including other related financing costs incurred in connection with the issuance, sale, and servicing of securities, nonprofit corporate obligations, or other obligations issued to provide a loan to the Owner or otherwise to pay costs of the Project in anticipation of the receipt of the Special Assessments, capitalized interest on, and financing reserve funds for, such securities, nonprofit corporate obligations, or other obligations so issued, including any credit enhancement fees, trustee fees, District administrative fees and expenses, and City administrative and legal fees and expenses, shall be assessed against the Project Site in the manner and in the number of annual installments provided in the Petition and the Resolution of Necessity. Each annual Special Assessment payment represents the payment of a portion of the principal of and interest on obligations issued to pay the costs of the Project and the scheduled amounts payable as the District administrative fee and the trustee fee. The Special Assessments shall be assessed against the Project Site commencing in tax year 2019 for collection in 2020 and shall continue through tax year 2043 for collection in 2044. In addition to the Special Assessments, the County Auditor of Greene County, Ohio (the "County Auditor"), may impose a special assessment collection fee with respect to any annual payment certified to the County Auditor for collection, which amount, if any, will be added to the Special Assessments by the County Auditor.

**SECTION 4.** The estimated Special Assessments for costs of the Project, which have been prepared and filed in the office of the City Council and in the office of the Fiscal Officer in accordance with the Resolution of Necessity, are adopted, and the usefulness of the

services and improvements provided pursuant to the plan are determined to be 26 years.

**SECTION 5.**

In compliance with Ohio Revised Code Section 319.61, the Fiscal Officer, the City Clerk, and any of their designees are authorized and directed, individually or together, to deliver a certified copy of this Ordinance to the County Auditor within 15 days after the date of its passage.

**SECTION 6.**

All contracts for the construction of the Project will be let in the manner provided by law, subject to the provisions of the Ohio Revised Code, the Petition, and the Plan, and the costs of the Project shall be financed as provided in the Resolution of Necessity.

**SECTION 7.**

It is found and determined that all formal actions of this City Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this City Council, and that all deliberations of this City Council that resulted in such formal action were in meetings open to the public in compliance with the law.

**SECTION 8.**

This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public health, safety, and welfare of the City and for the further reason that this Ordinance is required to be immediately effective in order to allow the City to take advantage of financing available to it for a limited time. Therefore, this Ordinance shall be in full force and effect immediately upon its adoption and certification.

**SECTION 9.**

This Resolution shall become effective immediately upon its passage.

THIS RESOLUTION IS ADOPTED BY THE Council of the City of Beavercreek, Ohio this 22<sup>nd</sup> day of April, 2019.

---

Bob Stone, Mayor

Attest:

---

Dianne Miscisin, Clerk of Council

\_\_\_\_\_ moved for the adoption of the ordinance.

\_\_\_\_\_ seconded the motion.

	Yea	Nay	Absent
Bob Stone .....	_____	_____	_____
Joanna Garcia.....	_____	_____	_____
Charles Curran.....	_____	_____	_____
Melissa Litteral.....	_____	_____	_____
Ryan Rushing.....	_____	_____	_____
Zach Upton.....	_____	_____	_____
Julie Vann.....	_____	_____	_____

**CERTIFICATION**

The undersigned hereby certifies that this Ordinance was duly passed by the Council of the City of Beavercreek, Ohio on \_\_\_\_\_, 2019.

\_\_\_\_\_  
Clerk of Council  
City of Beavercreek, Ohio

RECEIPT OF COUNTY AUDITOR FOR  
LEGISLATION DETERMINING TO  
PROCEED WITH ACQUISITION, CONSTRUCTION,  
AND IMPROVEMENT OF CERTAIN PUBLIC  
IMPROVEMENTS IN THE CITY OF BEAVERCREEK  
IN COOPERATION WITH THE BEAVERCREEK  
ENERGY SPECIAL IMPROVEMENT DISTRICT

I, David A. Graham, the duly elected, qualified, and acting Auditor in and for Greene County, Ohio hereby certify that a certified copy of Ordinance No. 2019-\_\_\_ duly adopted by the Council of the City of Beavercreek, Ohio on \_\_\_\_\_, 2019, determining to proceed with the acquisition, construction, and improvement of certain public improvements in the City of Beavercreek in cooperation with the Beavercreek Energy Special Improvement District, was filed in this office on \_\_\_\_\_, 2019.

WITNESS my hand and official seal at Xenia, Ohio on \_\_\_\_\_, 2019.

[SEAL]

\_\_\_\_\_  
Auditor  
Greene County, Ohio



**CITY OF BEAVERCREEK, OHIO  
ORDINANCE NO. 19-05**

SPONSORED BY COUNCIL MEMBER \_\_\_\_\_ ON THE 22<sup>ND</sup> DAY OF APRIL, 2019.

**A ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING, AND IMPROVING CERTAIN PUBLIC IMPROVEMENTS IN THE CITY OF BEAVERCREEK, OHIO, IN COOPERATION WITH THE BEAVERCREEK ENERGY SPECIAL IMPROVEMENT DISTRICT; AUTHORIZING AND APPROVING AN ENERGY PROJECT COOPERATIVE AGREEMENT BY AND AMONG THE CITY OF BEAVERCREEK, OHIO, THE BEAVERCREEK ENERGY SPECIAL IMPROVEMENT DISTRICT, GREENE INNKEEPERS LLC, AND PACE EQUITY LLC PROVIDING FOR THE FINANCING OF THOSE PUBLIC IMPROVEMENTS; AUTHORIZING AND APPROVING A SPECIAL ASSESSMENT AGREEMENT BY AND BETWEEN THE CITY OF BEAVERCREEK OHIO, THE COUNTY TREASURER OF GREENE COUNTY, OHIO, PACE EQUITY, LLC, THE BEAVERCREEK ENERGY SPECIAL IMPROVEMENT DISTRICT, AND PACE EQUITY LLC REGARDING THOSE SPECIAL ASSESSMENTS; AND DECLARING AN EMERGENCY**

**WHEREAS**, this Council (the “City Council”) of the City of Beavercreek, Ohio (the “City”), duly adopted Resolution No. 19-28 on April 22, 2019 (the “Resolution of Necessity”), and declared the necessity of acquiring, constructing, improving and installing energy efficiency improvements, including, without limitation, LED lighting, building envelope improvements, energy efficient windows, a high-efficiency HVAC system, a high-efficiency water system, and related improvements (the “Project”), as described in the Resolution of Necessity and as set forth in the Petition requesting those improvements; and

**WHEREAS**, this City Council duly adopted Ordinance No. 19-05 on \_\_\_\_\_, 2019 and determined to proceed with the Project and adopted the estimated Special Assessments (as defined in the Resolution of Necessity) filed with the City Fiscal Officer (the “Fiscal Officer”) under the Resolution of Necessity; and

**WHEREAS**, the City intends to enter into an Energy Project Cooperative Agreement (the “Cooperative Agreement”) with the Beavercreek Energy Special Improvement District (the “District”), Greene Innkeepers, LLC (the “Owner”), and PACE Equity LLC (the “Investor”) to provide for, among other things, (i) making the Project Advance (as defined in the Cooperative Agreement) to pay costs of the Project, (ii) the disbursement of the Project Advance for the acquisition and construction of the

Project, and (iii) the transfer of the Special Assessments by the City to the Investor to pay principal and interest and other costs relating to the Project Advance; and

**WHEREAS**, to provide for the security for the Project Advance and for administration of payments on the Project Advance and related matters, the City intends to enter into an agreement with the County Treasurer of Greene County, Ohio (the "County Treasurer"), the District, the Owner, and the Investor (the "Special Assessment Agreement");

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Beavercreek, Ohio:

**SECTION 1.** Each capitalized term used in this Ordinance where the rules of grammar would otherwise not require and not otherwise defined in this Ordinance or by reference to another document shall have the meaning assigned to it in the Resolution of Necessity.

**SECTION 2.** The list of Special Assessments to be levied and assessed on the Project Site in an amount sufficient to pay the costs of the Project, which is \$6,206,825.00, and includes other related financing costs incurred in connection with the issuance, sale, and servicing of securities, nonprofit corporate obligations, or other obligations issued to provide a loan to the District or otherwise to pay costs of the Project in anticipation of the receipt of the Special Assessments, capitalized interest on, and financing reserve funds for, such securities, nonprofit corporate obligations, or other obligations so issued, including any credit enhancement fees, trustee fees, District administrative fees and expenses, and City administrative and legal fees and expenses, which costs were set forth in the Petition and previously reported to this City Council and are now on file in the offices of the City Council and the Mayor, is adopted and confirmed, and that the Special Assessments are levied and assessed on the Project Site. The interest portion of the Special Assessments, together with amounts used to pay administrative expenses, are determined to be substantially equivalent to the fair market rate or rates of interest that would have been borne by securities issued in anticipation of the collection of the Special Assessments if such securities had been issued by the City.

The Special Assessments are assessed against the Property commencing in tax year 2019 for collection in 2020 and shall continue through tax year 2043 for collection in 2044. The semi-annual installments of the Special Assessments shall be collected in each calendar year equal to a maximum semi-annual amount of Special Assessments as shown in Exhibit A, attached to and incorporated into this Ordinance.

The Fiscal Officer initially shall collect the unpaid Special Assessments in place of the County Treasurer of Greene County, Ohio, as provided by Ohio Revised Code Section 727.331. Upon any failure by the Owner to pay any installment of the Special Assessments to the Fiscal Officer as and when due, all unpaid and remaining future Special Assessments shall be certified by the Fiscal Officer to the County Auditor of Greene County, Ohio (the "County Auditor"), pursuant to the Petition and Ohio Revised Code Chapter 727.33, to be placed on the tax list and duplicate and collected with and in the same manner as real property taxes are collected and as set forth in the Petition.

The Special Assessments shall be allocated among the parcels constituting the Project Site as set forth in the Petition and the List of Special Assessments attached to and incorporated into this Ordinance as Exhibit A.

**SECTION 3.**

This City Council finds and determines that the Special Assessments are in proportion to the special benefits received by the Property as set forth in the Petition and are not in excess of any applicable statutory limitation.

**SECTION 4.**

The Owner, for itself and for all its successors in interest as owners of the Project Site, has waived its right to pay the Special Assessments in cash, and all Special Assessments and installments of the Special Assessments shall be certified by the Fiscal Officer to be collected in installments in 50 semi-annual installments commencing in tax year 2019 for collection in 2020 and shall continue through tax year 2043 for collection in 2044.

**SECTION 5.**

The Special Assessments will be used by the City to provide the Project in cooperation with the District in any manner, including assigning the Special Assessments actually received by the City to the District or to another party the City deems appropriate, and the Special Assessments are appropriated for such purposes.

**SECTION 6.**

The Fiscal Officer shall keep the Special Assessments on file in the Office of the Fiscal Officer.

**SECTION 7.**

In compliance with Ohio Revised Code Section 319.61, the Fiscal Officer, the City Clerk, and any of their designees are authorized and directed, individually or together, to deliver a certified copy of this Ordinance to the County Auditor within 20 days after its passage.

**SECTION 8.**

This City Council hereby approves the Cooperative Agreement, a copy of which is on file in the office of the City Council. The City Council, the City Manager, the Mayor, the Fiscal Officer, or any one of them, is authorized to sign and deliver, in the name and on behalf of the City, the Cooperative Agreement, in substantially the form as is now on file with the City Council. The Cooperative Agreement is approved, together with any changes or amendments that are not inconsistent with this Ordinance and not substantially adverse to the City and that are approved by the Law Director and the City Council, the City Manager, the Mayor, the Fiscal Officer, or any one of them, on behalf of the City, all of which shall be conclusively evidenced by the signing of the Cooperative Agreement or amendments to the Cooperative Agreement.

**SECTION 9.**

This City Council hereby approves the Special Assessment Agreement, a copy of which is on file in the office of the City Council. The City Council, the City Manager, the Mayor, the Fiscal Officer, or any one of them, is authorized to sign and deliver, in the name and on behalf of the City, the Special Assessment Agreement, in substantially the form as is now on file with the City Council. The Special Assessment Agreement is approved, together with any changes or amendments that are not inconsistent with this Ordinance and not substantially adverse to the City and that are approved by the Law Director and the City Council, the City Manager, the Mayor, the Fiscal Officer, or any one of them, on behalf of the City, all of which shall be conclusively evidenced by the signing of the Special Assessment Agreement or amendments to the Special Assessment Agreement. The City is authorized to enter into such other agreements that are not inconsistent with the Resolution of Necessity and this Ordinance and that are approved by the Law Director and the City Council, the City Manager, the Mayor, the Fiscal Officer, or any one of them, on behalf of the City, all of which shall be conclusively evidenced by the signing of such agreements or any amendments to them.

**SECTION 10.**

It is found and determined that all formal actions of this City Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this City Council, and that all deliberations of this City Council that resulted in such formal action were in meetings open to the public in compliance with the law.

**SECTION 11.**

This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public health, safety, and welfare of the City and for the further reason that this Ordinance is

required to be immediately effective in order to allow the District to take advantage of financing available to it for a limited time. Therefore, this Ordinance shall be in full force and effect immediately upon its adoption and certification.

**SECTION 12.**

This Resolution shall become effective immediately upon its passage.

THIS RESOLUTION IS ADOPTED BY THE Council of the City of Beavercreek, Ohio this 22<sup>nd</sup> day of April, 2019.

\_\_\_\_\_  
Bob Stone, Mayor

Attest:

\_\_\_\_\_  
Dianne Miscisin, Clerk of Council

\_\_\_\_\_ moved for the adoption of the ordinance.

\_\_\_\_\_ seconded the motion.

	Yea	Nay	Absent
Bob Stone .....	_____	_____	_____
Joanna Garcia.....	_____	_____	_____
Charles Curran.....	_____	_____	_____
Melissa Litteral.....	_____	_____	_____
Ryan Rushing.....	_____	_____	_____
Zach Upton.....	_____	_____	_____
Julie Vann.....	_____	_____	_____

**CERTIFICATION**

The undersigned hereby certifies that this Ordinance was duly passed by the Council of the City of Beavercreek, Ohio on \_\_\_\_\_, 2019.

\_\_\_\_\_  
Clerk of Council  
City of Beavercreek, Ohio

**EXHIBIT A**

**LIST OF SPECIAL ASSESSMENTS AND  
SCHEDULE OF SPECIAL ASSESSMENTS**

LIST OF SPECIAL ASSESSMENTS

<u>Name</u>	<u>Assessed Properties Description</u>	<u>Portion of Benefit and Special Assessment</u>	<u>Amount of Special Assessments</u>
Greene Innkeepers, LLC	Greene Co. Parcel No.: B42000400030006300	100%	\$6,206,825.00

SCHEDULE OF SPECIAL ASSESSMENTS  
FOR GREENE COUNTY PARCEL NO.:

B42000400030006300\*

The following schedule of Special Assessment charges shall be certified for collection in 50 semi-annual installments to be collected with real property taxes in calendar years 2020 through 2044:

Special Assessment Payment Date*	Special Assessment Payment Installment**
1/31/2020	\$124,136.50
7/31/2020	\$124,136.50
1/31/2021	\$124,136.50
7/31/2021	\$124,136.50
1/31/2022	\$124,136.50
7/31/2022	\$124,136.50
1/31/2023	\$124,136.50
7/31/2023	\$124,136.50
1/31/2024	\$124,136.50
7/31/2024	\$124,136.50
1/31/2025	\$124,136.50
7/31/2025	\$124,136.50
1/31/2026	\$124,136.50
7/31/2026	\$124,136.50
1/31/2027	\$124,136.50
7/31/2027	\$124,136.50
1/31/2028	\$124,136.50
7/31/2028	\$124,136.50
1/31/2029	\$124,136.50
7/31/2029	\$124,136.50
1/31/2030	\$124,136.50
7/31/2030	\$124,136.50
1/31/2031	\$124,136.50
7/31/2031	\$124,136.50
1/31/2032	\$124,136.50
7/31/2032	\$124,136.50
1/31/2033	\$124,136.50
7/31/2033	\$124,136.50
1/31/2034	\$124,136.50
7/31/2034	\$124,136.50
1/31/2035	\$124,136.50
7/31/2035	\$124,136.50
1/31/2036	\$124,136.50

7/31/2036	\$124,136.50
1/31/2037	\$124,136.50
7/31/2037	\$124,136.50
1/31/2038	\$124,136.50
7/31/2038	\$124,136.50
1/31/2039	\$124,136.50
7/31/2039	\$124,136.50
1/31/2040	\$124,136.50
7/31/2040	\$124,136.50
1/31/2041	\$124,136.50
7/31/2041	\$124,136.50
1/31/2042	\$124,136.50
7/31/2042	\$124,136.50
1/31/2043	\$124,136.50
7/31/2043	\$124,136.50
1/31/2044	\$124,136.50
7/31/2044	\$124,136.50

\* As identified in the records of the Auditor of Greene County, Ohio, as of April 12, 2019.

\*\* Pursuant to Ohio Revised Code Chapter 323, the Special Assessment Payment Dates identified in this Schedule of Special Assessments are subject to adjustment by the Auditor of Greene County, Ohio, under certain conditions.

\*\*\* The Auditor of Greene County, Ohio, may impose a special assessment collection fee with respect to any annual Special Assessment payment certified to the Auditor for collection. If imposed, this special assessment collection fee will be added by the Auditor of Greene County, Ohio, to each annual Special Assessment payment.



RECEIPT OF COUNTY AUDITOR FOR  
LEGISLATION LEVYING SPECIAL ASSESSMENTS  
FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING,  
AND IMPROVING CERTAIN PUBLIC IMPROVEMENTS  
IN THE CITY OF BEAVERCREEK IN COOPERATION WITH  
THE BEAVERCREEK ENERGY  
SPECIAL IMPROVEMENT DISTRICT

I, David A. Graham, the duly elected, qualified, and acting Auditor in and for Greene County, Ohio hereby certify that a certified copy of Ordinance No. 2019-\_\_\_\_, duly adopted by the Council of the City of Beavercreek, Ohio on \_\_\_\_\_, 2019, levying special assessments for the purpose of acquiring, constructing, and improving certain public improvements in the City of Beavercreek, Ohio in cooperation with the Beavercreek Energy Special Improvement District, including the List of Special Assessments and Schedule of Special Assessments, which Special Assessment charges are levied in fifty (50) semi-annual installments with respect to real property taxes due in calendar years 2020 through 2044, was filed in this office on \_\_\_\_\_, 2019.

WITNESS my hand and official seal at Xenia, Ohio on \_\_\_\_\_, 2019.

[SEAL]

\_\_\_\_\_  
Auditor  
Montgomery County, Ohio

*PC*

**CITY OF BEAVERCREEK  
CITY COUNCIL  
AGENDA ITEM REPORT**

<b>Meeting Date:</b> <u>May 13, 2019</u>	<b>Reference Topic:</b> Kemp Road Widening Project; R/W Acquisition; Carlotta Oldham Property
<b>Agenda Reference No.:</b> <u>VIII. C.</u>	<b>Resolution No.</b> <u>19-29</u>

ACTION REQUESTED		
<input type="checkbox"/> Adopt Ordinance	<input checked="" type="checkbox"/> Adopt Resolution	<input type="checkbox"/> Review and Comment
<input type="checkbox"/> No Action Requested	<input type="checkbox"/> Accept Staff Recommendation	<input type="checkbox"/> Other _____

RESPONSIBLE DEPARTMENT OR AGENCY		
<input type="checkbox"/> Finance	<input type="checkbox"/> City Council	<input type="checkbox"/> Law
<input type="checkbox"/> Parks & Recreation	<input checked="" type="checkbox"/> Engineering	<input type="checkbox"/> Planning & Zoning
<input type="checkbox"/> Police	<input type="checkbox"/> Public Service	<input type="checkbox"/> City Manager
<input type="checkbox"/> Clerk of Council	<input type="checkbox"/> Human Resources	<input type="checkbox"/> Other _____

**BACKGROUND AND STAFF SUMMARY:**

The Kemp Road Widening Project generally consists of the widening of the portion of Kemp Road between Grange Hall Road and Meadowcourt Drive. In addition to the widening of the roadway, the improvement also includes the installation of curbing, storm sewer, and pedestrian facilities.

Over the past several months, this office has been actively pursuing the purchase of the additional right-of-way and easements needed to build the improvement. In order to construct this widening project it was necessary to purchase additional property rights from 32 individual property owners, where these efforts have resulted in agreements with 31 of these owners to date.

Unfortunately, the owner of the property at 3771 Kemp Road (Carlotta Oldham) passed away in December 2017. With Ms. Oldham's passing, our right-of-way acquisition consultant could find no other person with the authority to convey the necessary property rights to the City for the construction of the improvements. The passage of this Resolution and the accompanying Ordinance will allow for this project to proceed on schedule and will provide a means for the City to acquire the necessary property rights.

**STAFF RECOMMENDATION:**

Therefore, it is recommended that City Council approve the attached Resolution so that this project may proceed.

**CITY OF BEAVERCREEK  
RESOLUTION NO. 19-29**

SPONSORED BY COUNCIL MEMBER \_\_\_\_\_ ON THE 13<sup>TH</sup>  
DAY OF MAY, 2019.

**A RESOLUTION TO DECLARE THE NECESSITY AND INTENT  
TO ACQUIRE CERTAIN PARCELS OR REAL ESTATE AND  
OTHER PROPERTY INTERESTS OWNED BY CARLOTTA  
OLDHAM, WITH INTEREST BY OTHERS, FOR THE KEMP  
ROAD WIDENING PROJECT, IN THE CITY OF BEAVERCREEK,  
OHIO.**

WHEREAS, the City of Beavercreek is engaged in the acquisition of right-of-way for the Kemp Road Widening Project in the City of Beavercreek, Ohio; and

WHEREAS, the acquisition of the parcels of real estate and other property interests hereinafter described is necessary for the public purpose of roadway construction in connection with said project; and

WHEREAS, this Council has determined that the lands hereinafter described are necessary for roadway construction in connection with such project;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BEAVERCREEK, OHIO, THAT:

**SECTION I.**

Council hereby declares the necessity and intention to appropriate certain permanent and temporary right-of-way in accordance with Chapter 163 of the Ohio Revised Code.

**SECTION II.**

Council considers it necessary and declares its intention to appropriate certain permanent and temporary right-of-way in real estate described in Exhibit 'A', and Exhibit 'B' attached hereto and incorporated herein; the owners, persons or entities in possession and persons or entities having an interest of record and others which may have an interest include Carlotta Oldham, and any other lien holders, persons or entities declaring a lawful interest in said same real estate.

**SECTION III.**

The City Manager or his designee is hereby authorized to cause written notice of the adoption of this Resolution to be given to the owners, person in possession of, or having an interest of record or other interest in the above-described premises, and said notice shall be served according to law by a person to be designated for that purpose by said City Manager or his designee and to make return of said service of notice in the manner provided by law.

SECTION IV.

It is hereby found and determined that all formal actions of the Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that any and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, but not limiting to Section 121.22 of the Ohio Revised Code.

SECTION V.

This Resolution shall become effective immediately upon its passage.

THIS RESOLUTION IS ADOPTED BY THE Council of the City of Beavercreek, Ohio this 13<sup>th</sup> day of May, 2019.

\_\_\_\_\_  
Bob Stone, Mayor

ATTEST:

\_\_\_\_\_  
Melissa Gillaugh, Deputy Council

**EXHIBIT A**

LPA RX 887 T

Page 1 of 2

Rev. 07/09

Ver. Date 04/27/18

PID 100924

**PARCEL 16-T  
GRE-CR40-1.27  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
COMPLETE MINOR GRADING  
FOR 12 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF BEAVERCREEK, GREENE COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situate in Section 4, Town 2, Range 7 M.Rs., in the City of Beavercreek, Greene County, Ohio and being a temporary easement on Lot 45 of Air City Estates, Section No. 1, recorded in Plat Cabinet 31, Page 325A-325B, said Lot 45 being the same as conveyed to Carlotta a. Oldham, by deed recorded in Official Record 1427, Page 849 (all references to deed books, official records, instrument numbers and plat cabinets refer to the Greene County Recorder's Office, Greene County, Ohio), being on the right side of the centerline of construction of Kemp Road (C.R. 40) as shown on the Centerline Plat for GRE-CR40-1.27, recorded in Plat Cabinet 38, Pages 289B-290B, and being more particularly described as follows:

**COMMENCING** at the northwest corner of said Lot 45, said corner being on the south right-of-way line of Kemp Road, being 28.25 feet right of Centerline Station 66+19.21, Kemp Road;

Thence, South 05°18'25" West, along the west line of said Lot 45 a distance of 10.00 feet, to a point being 38.25 feet right of Centerline Station 66+19.28, Kemp Road and the **TRUE POINT OF BEGINNING** for the herein described easement;

Thence, from said **TRUE POINT OF BEGINNING**, South 84°19'35" East, a distance of 41.54 feet to a point, being 38.25 feet right of Centerline Station 66+60.82, Kemp Road;

Thence, South 05°40'25" West, a distance of 1.97 feet to a point being 40.22 feet right of Centerline 66+60.82, Kemp Road;

Thence, South 84°19'35" East, a distance of 66.46 feet to a point on the east line of said Lot 45, being 40.22 feet right of Centerline Station 67+27.28, Kemp Road;

Thence, South 05°18'25" West, along the east line of said Lot 45 a distance of 6.06 feet to a point being 46.28 feet right of Centerline Station 67+27.32, Kemp Road;

**EXHIBIT A**

Page 2 of 2

LPA RX 887 T

Rev. 07/09

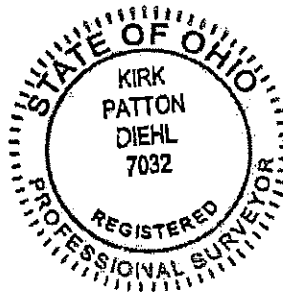
Thence, North 82°33'52" West, a distance of 108.06 feet to a point on the west line of said Lot 45 being 42.96 feet right of Centerline Station 66+19.31, Kemp Road;

Thence, North 05°18'25" East, a distance of 4.71 feet, along the west line of said Lot 45 to the **TRUE POINT OF BEGINNING**, subject to all legal highways, easements, restrictions and agreements of record.

The herein described area is contained within the Greene County Auditor's Permanent Parcel Number B42-01-15-147, and contains a gross take of 0.0128 acres of land, of which present road occupies (PRO) 0.0000 acres.

Prior instrument reference as of the date of this survey was prepared: Official Record 1427, Page 849.

This description prepared by Barge Design Solutions Inc. based on a survey made under the direction and supervision of Kirk P. Diehl, Registered Surveyor Number 7032 in July 2016, and as shown on plans of GRE-CR40-1.27 on file with the Greene County Engineer's Office. Bearings are based on the north right-of-way line of Kemp Road being South 84°29'27" East, from GPS observations with ties to the ODOT CORS Network using Stations OCHL and OHDT, Ohio State Plane Coordinate System NAD83 South Zone (2011).



*Kirk P. Diehl 4/27/18*  
Kirk P. Diehl  
Registered Surveyor of Ohio, No. 7032

**EXHIBIT B**

Page 1 of 2

LPA RX 883 U

Rev. 09/12

Ver. Date 04/27/18

PID 100924

**PARCEL 16-U  
GRE-CR140-1.27  
PERPETUAL EASEMENT FOR UTILITY PURPOSES  
IN THE NAME AND FOR THE USE OF THE  
CITY OF BEAVERCREEK**

A perpetual easement for the construction and maintenance of utilities in, upon and over the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposed provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the espression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situate in Section 4, Town 2, Range 7 M.Rs., in the City of Beavercreek, Greene County, Ohio and being a utility easement on Lot 45 of Air City Estates, Section No. 1, recorded in Plat Cabinet 31, Page 325A-325B, said Lot 45 being the same as conveyed to Carlotta A. Oldham by deed recorded in Official Record 1427, Page 849 (all references to deed books, official records, instrument numbers and plat cabinets refer to the Greene County Recorder's Office, Greene County, Ohio), being on the right side of the centerline of construction of Kemp Road (C.R. 40) as shown on the Centerline Plat for GRE-CR40-1.27, recorded in Plat Cabinet 38, Pages 289B-290B, and being more particularly described as follows:

**BEGINNING** at the northeast corner of said Lot 45, said corner being on the south right-of-way line of Kemp Road, being 28.25 feet right of Centerline Station 67+27.20, Kemp Road;

Thence, South 05°18'25" West, along the east line of said Lot 45 a distance of 11.97 feet to a point being 40.22 feet right of Centerline Station 67+27.28, Kemp Road;

Thence, North 84°19'35" West, a distance of 66.46 feet to a point being 40.22 feet right of Centerline 66+60.28, Kemp Road;

Thence, North 05°40'25" East, a distance of 1.97 feet to a point, being 38.25 feet right of Centerline Station 66+60.82, Kemp Road;

Thence, North 84°19'35" West, a distance of 41.54 feet to a point on the west line of said Lot 45 being 38.25 feet right of Centerline Station 66+19.82, Kemp Road;

EXHIBIT B

Page 2 of 2

LPA RX 883 U

Rev. 09/12

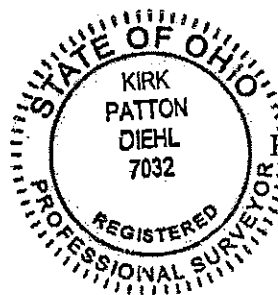
Thence, North 05°18'25" East, along the west line of said Lot 45 a distance of 10.00 feet to the northwest corner of said Lot 45 being 28.25 feet right of Centerline Station 66+19.21, Kemp Road;

Thence, South 84°19'35" East, along the south right-of-way line of Kemp Road a distance of 108.00 feet to the **POINT OF BEGINNING**, subject to all legal highways, easements, restrictions and agreements of record.

The herein described area is contained within the Greene County Auditor's Permanent Parcel Number B42-01-15-147, and contains a gross take of 0.0278 acres of land, of which present road occupies (PRO) 0.0000 acres.

Prior instrument reference as of the date of this survey was prepared: Official Record 419, Page 889.

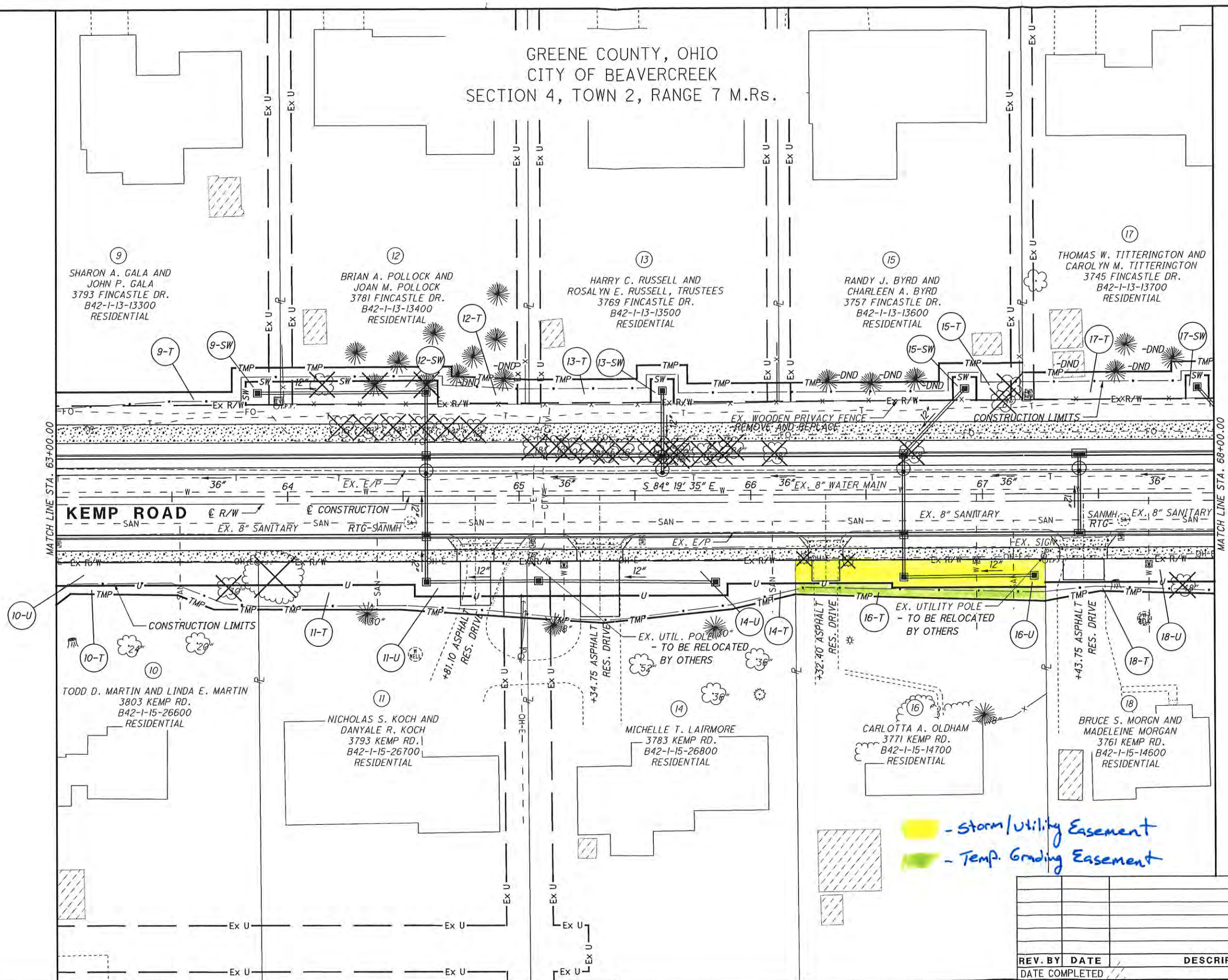
This description prepared by Barge Design Solutions Inc. based on a survey made under the direction and supervision of Kirk P. Diehl, Registered Surveyor Number 7032 in July 2016, and as shown on plans of GRE-CR40-1.27 on file with the Greene County Engineer's Office. Bearings are based on the north right-of-way line of Kemp Road being South 84°29'27" East, from GPS observations with ties to the ODOT CORS Network using Stations OCHL and OHDT, Ohio State Plane Coordinate System NAD83 South Zone (2011).



*Kirk P Diehl 4/27/18*  
Kirk P. Diehl  
Registered Surveyor of Ohio, No. 7032



GREENE COUNTY, OHIO  
CITY OF BEAVERCREEK  
SECTION 4, TOWN 2, RANGE 7 M.Rs.



- Storm/Utility Easement
- Temp. Grading Easement

[illegible]

PRC

**CITY OF BEAVERCREEK  
CITY COUNCIL  
AGENDA ITEM REPORT**

<b>Meeting Date:</b> <u>May 13, 2019</u>	<b>Reference Topic:</b> Kemp Road Widening Project; R/W Acquisition; Carlotta Oldham Property
<b>Agenda Reference No.:</b> <u>VIII. D.</u>	<b>Ordinance No.</b> <u>19-07</u>

<b>ACTION REQUESTED</b>		
<input checked="" type="checkbox"/> Adopt Ordinance	<input type="checkbox"/> Adopt Resolution	<input type="checkbox"/> Review and Comment
<input type="checkbox"/> No Action Requested	<input type="checkbox"/> Accept Staff Recommendation	<input type="checkbox"/> Other _____

<b>RESPONSIBLE DEPARTMENT OR AGENCY</b>		
<input type="checkbox"/> Finance	<input type="checkbox"/> City Council	<input type="checkbox"/> Law
<input type="checkbox"/> Parks & Recreation	<input checked="" type="checkbox"/> Engineering	<input type="checkbox"/> Planning & Zoning
<input type="checkbox"/> Police	<input type="checkbox"/> Public Service	<input type="checkbox"/> City Manager
<input type="checkbox"/> Clerk of Council	<input type="checkbox"/> Human Resources	<input type="checkbox"/> Other _____

**BACKGROUND AND STAFF SUMMARY:**

The Kemp Road Widening Project generally consists of the widening of the portion of Kemp Road between Grange Hall Road and Meadowcourt Drive. In addition to the widening of the roadway, the improvement also includes the installation of curbing, storm sewer, and pedestrian facilities.

Over the past several months, this office has been actively pursuing the purchase of the additional right-of-way and easements needed to build the improvement. In order to construct this widening project it was necessary to purchase additional property rights from 32 individual property owners, where these efforts have resulted in agreements with 31 of these owners to date.

Unfortunately, the owner of the property at 3771 Kemp Road (Carlotta Oldham) passed away in December 2017. With Ms. Oldham's passing, our right-of-way acquisition consultant could find no other person with the authority to convey the necessary property rights to the City for the construction of the improvements. The passage of this Ordinance will allow for this project to proceed on schedule and will provide a means for the City to acquire the necessary property rights.

**STAFF RECOMMENDATION:**

Therefore, it is recommended that City Council approve the attached Ordinance so that this project may proceed.

**CITY OF BEAVERCREEK, OHIO**

**ORDINANCE NO. 19-07**

SPONSORED BY COUNCIL MEMBER \_\_\_\_\_ ON THE 13<sup>TH</sup> DAY OF MAY, 2019.

**TO APPROPRIATE CERTAIN REAL PROPERTY INTERESTS OWNED BY CARLOTTA OLDHAM, FOR THE KEMP ROAD WIDENING PROJECT, IN THE CITY OF BEAVERCREEK, OHIO.**

WHEREAS, this Council, by Resolution Number 19-29, declared its intention and the necessity of appropriating certain real property, parcel of land, or real property interests described in said Resolution; and

WHEREAS, it is necessary to appropriate the said certain property, parcel of land or real property interests for the purpose of the roadway construction and improvement in connection with the Kemp Road Widening Project;

NOW, THEREFORE, THE CITY OF BEAVERCREEK, OHIO HEREBY ORDAINS THAT:

**SECTION I.**

The real property, parcels of land or real property interests described in Exhibit 'A', and Exhibit 'B' attached hereto and incorporated herein, for public right-of-way and street and highway purposes for the Kemp Road Widening Project shall be and the same are hereby appropriated for the construction of said project.

**SECTION II.**

The names of those either having, claiming, or that may have any estate, title or interest in the above-described real property, parcels of land or real property interest to be appropriated by this Ordinance are: Carlotta Oldham, and any other lien holders, persons or entities declaring an interest pursuant to law, the Treasurer of Greene County, Ohio and the Auditor of Greene County, Ohio.

**SECTION III.**

The above-described real property, parcels, land, and/or real property interests have a fair market value of \$1,190, as determined by an independent, certified appraiser.

**SECTION IV.**



This Council finds that the appropriation is necessary for the stated public purposes and that the City intends to obtain immediate possession of the real property, parcel of land or real property interests described in Exhibit 'A', and Exhibit 'B', which immediate possession is necessary for the stated public purposes.

#### SECTION V.

The City Attorney is hereby authorized and directed to deposit the aforesaid valued amount with the Clerk of Court of Greene County, Ohio, or other depository, take possession of the afore described real property, parcel of land or real property interest, file, as necessary, a petition for appropriation, apply to a court of competent jurisdiction to make inquiry into and assess the compensation to be paid for the real property, parcel of land or real property interests to be appropriated, and to do all things necessary or proper in connection therewith.

#### SECTION VI.

All actions taken by or in behalf of the City of Beavercreek in connection with the appropriation of the afore described real property, parcel of land or real property interests and prior to the time of adoption of this Ordinance are hereby ratified.

#### SECTION VII.

That is it found and determined that all of this Council concerning and relating to adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberation of this Council and of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

ADOPTED by the Council of the City of Beavercreek, Ohio this \_\_\_\_ day of June, 2019.

\_\_\_\_\_  
Bob Stone, Mayor

ATTEST:

\_\_\_\_\_  
Dianne Miscisin, Clerk of Council

TO THE CLERK:

If this ordinance is adopted, please post it in full in the office of this City within ten days after its adoption and within the same ten days publish the summary of the ordinance one time in any newspaper or other printed publication of the type referred to above, together with a notice of adoption of the Ordinance.

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City Attorney

SUMMARY

This Ordinance appropriates certain real property, parcels of land, or real property interests owned by Carlotta Oldham, with interest by others, for the Kemp Road Widening Project in the City of Beavercreek, Ohio.

**EXHIBIT A**

Page 1 of 2

Rev. 07/09

LPA RX 887 T

Ver. Date 04/27/18

PID 100924

**PARCEL 16-T  
GRE-CR40-1.27  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
COMPLETE MINOR GRADING  
FOR 12 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF BEAVERCREEK, GREENE COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situate in Section 4, Town 2, Range 7 M.Rs., in the City of Beavercreek, Greene County, Ohio and being a temporary easement on Lot 45 of Air City Estates, Section No. 1, recorded in Plat Cabinet 31, Page 325A-325B, said Lot 45 being the same as conveyed to Carlotta a. Oldham, by deed recorded in Official Record 1427, Page 849 (all references to deed books, official records, instrument numbers and plat cabinets refer to the Greene County Recorder's Office, Greene County, Ohio), being on the right side of the centerline of construction of Kemp Road (C.R. 40) as shown on the Centerline Plat for GRE-CR40-1.27, recorded in Plat Cabinet 38, Pages 289B-290B, and being more particularly described as follows:

**COMMENCING** at the northwest corner of said Lot 45, said corner being on the south right-of-way line of Kemp Road, being 28.25 feet right of Centerline Station 66+19.21, Kemp Road;

Thence, South 05°18'25" West, along the west line of said Lot 45 a distance of 10.00 feet, to a point being 38.25 feet right of Centerline Station 66+19.28, Kemp Road and the **TRUE POINT OF BEGINNING** for the herein described easement;

Thence, from said **TRUE POINT OF BEGINNING**, South 84°19'35" East, a distance of 41.54 feet to a point, being 38.25 feet right of Centerline Station 66+60.82, Kemp Road;

Thence, South 05°40'25" West, a distance of 1.97 feet to a point being 40.22 feet right of Centerline 66+60.82, Kemp Road;

Thence, South 84°19'35" East, a distance of 66.46 feet to a point on the east line of said Lot 45, being 40.22 feet right of Centerline Station 67+27.28, Kemp Road;

Thence, South 05°18'25" West, along the east line of said Lot 45 a distance of 6.06 feet to a point being 46.28 feet right of Centerline Station 67+27.32, Kemp Road;

**EXHIBIT A**

Page 2 of 2

LPA RX 887 T

Rev. 07/09

Thence, North 82°33'52" West, a distance of 108.06 feet to a point on the west line of said Lot 45 being 42.96 feet right of Centerline Station 66+19.31, Kemp Road;

Thence, North 05°18'25" East, a distance of 4.71 feet, along the west line of said Lot 45 to the **TRUE POINT OF BEGINNING**, subject to all legal highways, easements, restrictions and agreements of record.

The herein described area is contained within the Greene County Auditor's Permanent Parcel Number B42-01-15-147, and contains a gross take of 0.0128 acres of land, of which present road occupies (PRO) 0.0000 acres.

Prior instrument reference as of the date of this survey was prepared: Official Record 1427, Page 849.

This description prepared by Barge Design Solutions Inc. based on a survey made under the direction and supervision of Kirk P. Diehl, Registered Surveyor Number 7032 in July 2016, and as shown on plans of GRE-CR40-1.27 on file with the Greene County Engineer's Office. Bearings are based on the north right-of-way line of Kemp Road being South 84°29'27" East, from GPS observations with ties to the ODOT CORS Network using Stations OCHL and OHDT, Ohio State Plane Coordinate System NAD83 South Zone (2011).



*Kirk P. Diehl 4/27/18*  
Kirk P. Diehl  
Registered Surveyor of Ohio, No. 7032



**EXHIBIT B**

Page 1 of 2

LPA RX 883 U

Rev. 09/12

Ver. Date 04/27/18

PID 100924

**PARCEL 16-U  
GRE-CR140-1.27  
PERPETUAL EASEMENT FOR UTILITY PURPOSES  
IN THE NAME AND FOR THE USE OF THE  
CITY OF BEAVERCREEK**

A perpetual easement for the construction and maintenance of utilities in, upon and over the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

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[Surveyor's description of the premises follows]

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Situate in Section 4, Town 2, Range 7 M.Rs., in the City of Beavercreek, Greene County, Ohio and being a utility easement on Lot 45 of Air City Estates, Section No. 1, recorded in Plat Cabinet 31, Page 325A-325B, said Lot 45 being the same as conveyed to Carlotta A. Oldham by deed recorded in Official Record 1427, Page 849 (all references to deed books, official records, instrument numbers and plat cabinets refer to the Greene County Recorder's Office, Greene County, Ohio), being on the right side of the centerline of construction of Kemp Road (C.R. 40) as shown on the Centerline Plat for GRE-CR40-1.27, recorded in Plat Cabinet 38, Pages 289B-290B, and being more particularly described as follows:

**BEGINNING** at the northeast corner of said Lot 45, said corner being on the south right-of-way line of Kemp Road, being 28.25 feet right of Centerline Station 67+27.20, Kemp Road;

Thence, South 05°18'25" West, along the east line of said Lot 45 a distance of 11.97 feet to a point being 40.22 feet right of Centerline Station 67+27.28, Kemp Road;

Thence, North 84°19'35" West, a distance of 66.46 feet to a point being 40.22 feet right of Centerline 66+60.28, Kemp Road;

Thence, North 05°40'25" East, a distance of 1.97 feet to a point, being 38.25 feet right of Centerline Station 66+60.82, Kemp Road;

Thence, North 84°19'35" West, a distance of 41.54 feet to a point on the west line of said Lot 45 being 38.25 feet right of Centerline Station 66+19.82, Kemp Road;

EXHIBIT B

Page 2 of 2

LPA RX 883 U

Rev. 09/12

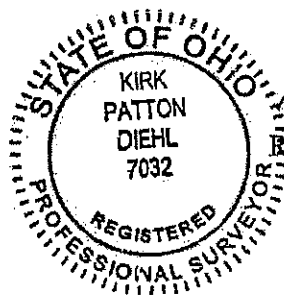
Thence, North 05°18'25" East, along the west line of said Lot 45 a distance of 10.00 feet to the northwest corner of said Lot 45 being 28.25 feet right of Centerline Station 66+19.21, Kemp Road;

Thence, South 84°19'35" East, along the south right-of-way line of Kemp Road a distance of 108.00 feet to the **POINT OF BEGINNING**, subject to all legal highways, easements, restrictions and agreements of record.

The herein described area is contained within the Greene County Auditor's Permanent Parcel Number B42-01-15-147, and contains a gross take of 0.0278 acres of land, of which present road occupies (PRO) 0.0000 acres.

Prior instrument reference as of the date of this survey was prepared: Official Record 419, Page 889.

This description prepared by Barge Design Solutions Inc. based on a survey made under the direction and supervision of Kirk P. Diehl, Registered Surveyor Number 7032 in July 2016, and as shown on plans of GRE-CR40-1.27 on file with the Greene County Engineer's Office. Bearings are based on the north right-of-way line of Kemp Road being South 84°29'27" East, from GPS observations with ties to the ODOT CORS Network using Stations OCHL and OHDT, Ohio State Plane Coordinate System NAD83 South Zone (2011).



*Kirk P. Diehl 4/27/18*  
Kirk P. Diehl  
Registered Surveyor of Ohio, No. 7032



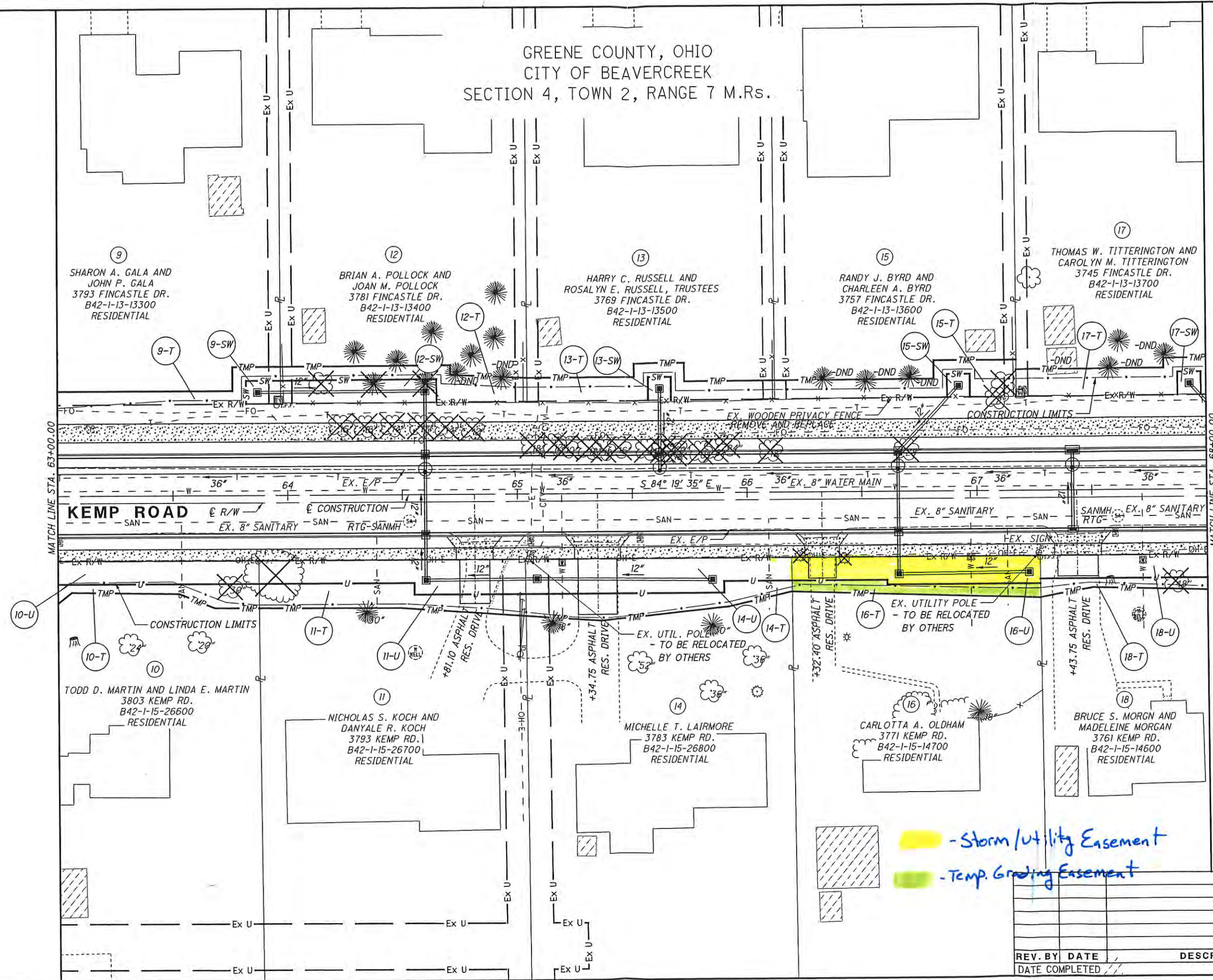
HORIZONTAL  
SCALE IN FEET

R/W DESIGNER	ATS
R/W REVIEWER	KPD

GRE-CR40-1.27

116  
125

REV. BY	DATE	DESCRIPTION
DATE COMPLETED		





PCC

CITY OF BEAVERCREEK  
CITY COUNCIL  
AGENDA ITEM REPORT

Meeting Date: May 13, 2019	Reference Topic: Bulletproof Vest Partnership Grant
Agenda Reference No: VIII. E.	Resolution 19-30

ACTION REQUESTED		
<input type="checkbox"/> Adopt Ordinance	<input checked="" type="checkbox"/> Adopt Resolution	<input type="checkbox"/> Review and Comment
<input type="checkbox"/> No Action Requested	<input type="checkbox"/> Accept Staff Recommendation	<input type="checkbox"/> Other _____

RESPONSIBLE DEPARTMENT OR AGENCY		
<input type="checkbox"/> Finance	<input type="checkbox"/> City Council	<input type="checkbox"/> Law
<input type="checkbox"/> Parks & Recreation	<input type="checkbox"/> Engineering	<input type="checkbox"/> Planning & Zoning
<input checked="" type="checkbox"/> Police	<input type="checkbox"/> Public Service	<input type="checkbox"/> City Manager
<input type="checkbox"/> Clerk of Council	<input type="checkbox"/> Human Resources	<input type="checkbox"/> Other _____

**BACKGROUND AND STAFF SUMMARY:**

Federal grant to provide funding up to 50% of the total costs of the city's purchase of NIJ approved bulletproof vests. Since 2000, the police department has taken advantage of this federal grant each year in defraying costs to the city on purchasing officer's bulletproof vests. To date, a total of \$51,052.90 of federal money has been approved to aid in these purchases to our city.

This year we are anticipating purchasing ten (10) vests as replacement vests for patrol officers for a total cost of \$8,230.00. The city share would be fifty percent of that total, (\$4,115.00). Additional monies were placed in the police budget to defray the city's shared costs of these vests.

**STAFF RECOMMENDATION:**

Staff recommends that Council adopt this Resolution allowing the police department to make application for this Federal grant opportunity.

**CITY OF BEAVERCREEK  
RESOLUTION 19-30**

SPONSORED BY COUNCIL MEMBER LITTERAL ON THE 13<sup>TH</sup> DAY OF MAY, 2019.

**TO AUTHORIZE THE APPLICATION FOR THE BULLETPROOF  
VEST PARTNERSHIP 2019 FEDERAL GRANT PROGRAM ON  
BEHALF OF THE BEAVERCREEK POLICE DEPARTMENT.**

THE CITY OF BEAVERCREEK HEREBY RESOLVES:

WHEREAS, the U. S. Department of Justice, The Bureau of Justice Assistance (BJA), provides financial assistance to eligible law enforcement agencies; and

WHEREAS, the City of Beavercreek desires financial assistance made available under the Bulletproof Vest Partnership 2019 Federal Grant Program.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL:

SECTION I.

That the Beavercreek City Council hereby authorizes filing application for the Bulletproof Vest Partnership Program for financial assistance in purchasing NIJ-approved vests for police officers in the City of Beavercreek.

SECTION II.

That the Beavercreek City Council hereby does agree to obligate the matching funds of at least 50% and thus become eligible for Bulletproof Vest Partnership Grant Program of financial aid up to 50% of project costs.

SECTION III

It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this resolution were adopted in an open meeting of this Council, and that any and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements including, but not limited to Section 121.22 of the Ohio Revised Code.

This Resolution shall take effect immediately.

ADOPTED BY COUNCIL this 13<sup>th</sup> day of May, 2019.

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Bob Stone, Mayor

ATTEST:

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Melissa Gillaugh, Deputy Clerk

PFC

CITY OF BEAVERCREEK  
CITY COUNCIL  
AGENDA ITEM REPORT

Meeting Date: May 13, 2019  Agenda Reference No: IX. A.	Reference Topic: Request for New Liquor Permit for Wild Axe Throwing LLC
	Motion to Accept Without Comment

ACTION REQUESTED		
<input type="checkbox"/> Adopt Ordinance	<input type="checkbox"/> Adopt Resolution	<input type="checkbox"/> Review and Comment
<input type="checkbox"/> No Action Requested	<input checked="" type="checkbox"/> Accept Staff Recommendation	<input type="checkbox"/> Other _____

RESPONSIBLE DEPARTMENT OR AGENCY		
<input type="checkbox"/> Finance	<input type="checkbox"/> City Council	<input type="checkbox"/> Law
<input type="checkbox"/> Parks & Recreation	<input type="checkbox"/> Engineering	<input type="checkbox"/> Planning & Zoning
<input checked="" type="checkbox"/> Police	<input type="checkbox"/> Public Service	<input type="checkbox"/> City Manager
<input type="checkbox"/> Clerk of Council	<input type="checkbox"/> Human Resources	<input type="checkbox"/> Other _____

**BACKGROUND AND STAFF SUMMARY:**

Ohio Division of Liquor Control sent police notification reference a new D5 liquor permit for Wild Axe Throwing LLC, 3215 Seajay Dr. Beavercreek, Ohio 45430. The records checks required by the Ohio Department of Commerce - Division of Liquor Control were conducted on the business officers/shareholders for this application request.

**STAFF RECOMMENDATION:**

Staff is recommending this application request move forward without comment.



NOTICE TO LEGISLATIVE  
AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL  
6606 TUSSING ROAD, P.O. BOX 4005  
REYNOLDSBURG, OHIO 43068-9005  
(614)644-2360 FAX(614)644-3188

TO

9609977		NEW		WILD AXE THROWING LLC 3251 SEAJAY DR BEAVERCREEK OH 45430	
PERMIT NUMBER		TYPE			
ISSUE DATE					
03 25 2019					
FILING DATE					
D5		PERMIT CLASSES			
29		005 A		C28387	
TAX DISTRICT				RECEIPT NO.	

FROM 05/06/2019

PERMIT NUMBER		TYPE			
ISSUE DATE					
FILING DATE					
PERMIT CLASSES					
TAX DISTRICT		RECEIPT NO.			



MAILED 05/06/2019

RESPONSES MUST BE POSTMARKED NO LATER THAN. 06/06/2019

**IMPORTANT NOTICE**

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL  
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES **A NEW 9609977**

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT  
THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.

WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title) - ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council

☐ Township Fiscal Officer

CLERK OF BEAVERCREEK CITY COUNCIL  
1368 RESEARCH PARK DR  
BEAVERCREEK OHIO 45432

## Restaurant / Night Club

Permit Class	Permit Fee	Description
D1	\$376	<a href="#">ORC 4303.13</a> Beer only for on premises consumption or in original sealed containers for carry out only until 1:00am.
D2	\$564	<a href="#">ORC 4303.14</a> Wine and mixed beverages for on premises consumption or in original sealed containers for carryout only until 1:00am.
D2X	\$376	<a href="#">ORC 4303.141</a> (Grandfathered Permit) Beer only for on premises consumption or in original sealed containers for carryout only until 1:00am.
D3	\$750	<a href="#">ORC 4303.15</a> Spirituous liquor for on premises consumption only until 1:00am.
D3X	\$300	<a href="#">ORC 4303.151</a> (Grandfathered Permit) Wine only for on premises consumption until 1:00am.
D3A	\$938	<a href="#">ORC 4303.16</a> Extend issued permit privileges until 2:30am.
D5	\$2,344	<a href="#">ORC 4303.18</a> Spirituous liquor for on premises consumption only, beer, wine and mixed beverages for on premises, or off premises in original sealed containers, until 2:30am.
D5I	\$2,344	<a href="#">ORC 4303.181</a> (Same as D5). Restaurant meeting certain criteria.
D7	\$469	<a href="#">ORC 4303.183</a> (Same as D5). RESORT area only.

## >Club

Permit Class	Permit Fee	Description
D4	\$469	<a href="#">ORC 4303.17</a> Beer and any intoxicating liquor to members only, for on premises consumption only until 1:00am.
D4A	\$750	<a href="#">ORC 4303.171</a> Airline club only - Beer and any intoxicating to members and guests until 2:00am.
D5C	\$1,563	<a href="#">ORC 4303.181</a> (Same as D5.)(This class can no longer be applied for.)
D5D	\$2,344	<a href="#">ORC 4303.181</a> (Same as D5) located at airport.

## Hotel And Motel

Permit Class	Permit Fee	Description
D5A	\$2,344	<a href="#">ORC 4303.181</a> (Same as D5) for hotel or motel with 50 or more rooms for transient guests.

## Enclosed Shopping Mall

Permit Class	Permit Fee	Description
D5B	\$2,344	<a href="#">ORC 4303.181</a> (Same as D5) for enclosed shopping mall.


## River Boats

Permit Class	Permit Fee	Description
D5E	\$1,219	<a href="#">ORC 4303.181</a> (Same as D5). Historical river boat owned by charitable organization only.

## Inter-Office Memorandum

April 26, 2019

To: Pete Landrum, City Manager  
Mayor Stone, Vice Mayor Garcia and City Council Members

From: Bill Kucera, Financial Administrative Services Director 

Subject: Financial Analysis – First Quarter 2019

Attached you will find a "Summary of Revenue and Expenditures" report that the Finance Department generates quarterly to monitor the budget. This report (Exhibit 1) illustrates the revenue and the expenditures received or incurred in the first quarter of 2019.

This high level review is designed to provide you a quick glance of the City's revenues and expenditures to assist in monitoring the financial condition of the City. Included with this report is the 2019 amended budget (amended means it includes additional appropriations and certified revenue approved by Council after the initial appropriation ordinance was passed in December 2018), along with year-to-date revenues and expenditures. I think it is important to not only compare the 2019 totals to the total budget, but to compare 2019 with the 2018 year to date numbers.

Below I have highlighted some areas that have significant variances between either what was budgeted compared to actual or in comparison to last year's revenues and expenditures (See Exhibit 1). You will note that only the major funds are depicted in this review.

### **General Fund:**

#### **Revenues:**

*Property Tax Revenue:* The City received its first property tax settlement. Based on the County Auditor's conservative estimates and the collection of delinquent taxes, the City received \$752k or \$21k less than last year representing a 2.7% decrease. It should be noted that in 2019 the County Auditor increased its property assessment fee from .41% to .84% representing a 105% increase. This increase was noted in all funds that have levies and is also included in the voted debt service (for the Public Services Building).

*Interest Revenue:* Year to date revenue is already \$65.3k, which is \$24.4k or 59.8% more than last year and 35% of the \$190k budget. This was anticipated with interest rates increasing as the budget in 2019 was increased \$100k over the 2018 budget. The increase in interest is directly related to the increasing yield, most notably in Star Ohio where the interest rate has increased to 2.57%, which is over 75 basis points higher than this time last year. Attached is (Exhibit 4), which is the first quarter recap of all investments for your review.

*Other Revenues/Transfers:* Interfund transfer revenue increased by \$7.9k (or 11%) over last year, which is the result of updating the administrative charge for the major operating funds for fiscal year 2019. The City received \$3.1k in code enforcement assessments from unpaid mowing charges that were assessed on properties within the City that were not in compliance last September.

#### **Expenditures:**

As noted in the year to date column of Exhibit 1, total expenditures for the General Fund were at 28%. Divisions that are over the 25% benchmark are the result of the timing of some expenditures, which were paid in the first quarter but cover the entire year. This includes payment of the memberships, annual contracts, etc. This also includes the \$120k transfer to the golf course to cover 2018 operating losses,

additional debt service understated budget, and rebudgeted column and fascia repair that was not completed last year.

### **Police Fund:**

#### **Revenues:**

The City received \$4.4m in property taxes, which was \$86.6k or 2.2% less than last year.

*Intergovernmental Revenue:* The 911 state shared funding to date is \$20k in 2019 compared to \$7k last year. This was the result of a delay in the City receiving the March settlement, which did not occur until the first week of April. The amount of revenue received this year is similar to that received in 2017 at the same time showing the revenue's stability over the past several years. These funds are isolated and can only be used for the replacement and enhancement of the 911 communications area.

*Charges for Services:* Charges for services are at \$91.9k, which represents a 104% increase over last year. The majority of the increase is the charges for the SRO's to the Beavercreek Schools. If you recall the City identified an overbilling error and that was corrected in 2018. The 2019 invoices now properly reflect the annual reimbursement of the services provided per our agreement. In addition, the City received reimbursement for the extra duty assignment for the grand opening of Raising Canes last year. This equated to \$34.9k and was received in February.

*Other Revenue:* The State Attorney General decided not to fund the continuing professional training reimbursement for our Officers and as a result the City received no reimbursement for 2018 normally would be received the first quarter of 2019. Last year this amounted to \$18.4k. If you recall this new reimbursement program was implemented and funded by the state using an allocation of the Local Government Funds. This allocation is taken before the funds were distributed to the county and ultimately to the local entities. Therefore, funding for the state mandated training is offset by a reduction in the LGF distribution to the City. In addition, reimbursement from the state is capped at \$20 per hour, which does not cover the hourly cost of the officers and the required coverage overtime the training mandates.

#### **Expenditures:**

Police Department expenditures were 22% of the 2019 budget. It should be noted that the department was reorganized physically last year after the first quarter but was not completed financially until the 2019 budget. This reorganization made the comparables between years more difficult. Overall the increase noted department wide is \$29k, which is actually understated since the Collective bargaining agreement ended on December 31, 2018 and was not ratified until the end of April 2019. The wages and benefits noted in the new agreement will be retroactive back to January 1<sup>st</sup> so the expenditures year to date are understated. These retroactive adjustments will be reflected in the May monthly financials.

Another critical item that we continue to monitor is overtime and compensatory time (See Overtime and Comp Time Analysis, Exhibit 3). Police overtime has decreased by \$3.7k (or 6.4%) compared to last year's total and at 15.3% well below the annual budget benchmark at 25% for the first quarter of the year. However, during this same period, compensatory (comp) time hours accrued were 131 or 26.4% more when compared to the same period last year. So overtime and comp time are within the budget for the first quarter of the year.

### **Street Levy Fund:**

#### **Revenues:**

In 2019, the City received \$2.9m in property taxes, which was \$56k or 1.9% less than collected last year in the first quarter. Last year, the City received notice of disbursement to contractor for several capital projects

in the first quarter of 2018, which has not occurred this quarter, so revenue is skewed when compared to last year.

***Expenditures:***

Overall, operating expenditures were only 21% of the 2019 budget, a \$105.1k or 8.8% increase from last year. The Stormwater division is showing a substantial increase as a result of acquiring a new bobcat compact truck loader that was ordered in 2018 but not delivered and paid for until 2019. Snow: Ice Control is also showing a \$19.2k increase over last year as a result of overtime for our employees responding to snow and ice events. Unfortunately, many of these events were longer in duration and hit the City primarily on the weekends, Sunday or Holidays, which resulted in overtime payments.

This year the City had 17 snow/ice events this season (November through April) compared to 19 events last year. This year's snow events resulted in the use of 4,578 tons of salt where last year's events the City used 5,247 tons. This represents a decrease of 669 tons of salt. If you recall the City as part of the 2018/2019 bid process had to guarantee the purchase of 8,000 tons of salt, so our barn will be filled to capacity to cover future winter events. The department also used 2,300 gallons of brine solution for pre-treatment, which helped to reduce the salt application. Applying the brine mixture before storms during normal work hours also helps to decrease overtime hours. Although there were a few less events, the storms in 2018/2019 season were more intense and longer. This resulted in an increase use of overtime in the Street Levy Fund, which was \$104.1k or 34.6% more than 2018 (See Exhibit 3). This is further evidenced by the significant increase in comp time totaling 1,023 hours accrued this year compared to 921 last year, which represents a 102 hour or 11% increase. Another factor to consider when reviewing comp time is that the new CWA contract, effective 1/1/2019, caps the total number of comp time hours that could be accrued at 56 hours and all balances will be paid out in December 2019.

There is \$6.3m budgeted for capital improvements. Of that, only \$307k has been spent or recorded in the first quarter of 2019.

**Street Maintenance (204) & State Highway Fund (205):**

***Revenues:***

The Street Maintenance Fund (Fund 204) receives the majority of its funding from gasoline taxes and license fees. This year the City received \$453k, which is \$9k lower than last year but right on the first quarter benchmark of 25%.

The collaborative effort to provide gas and diesel fuel along with a updated thirteen cent per gallon administrative charge with the Township is functioning efficiently and has proven to be mutually beneficial for both entities. To date, the City has received three payments totaling approximately \$25.8k for the quarter.

***Expenditures:***

The City budgets for an average winter event season. The City this year budgeted approximately \$706k in salt product for 2019. Based on the 2018 bid, the City was required to purchase 8,000 tons of salt at a price of \$88.23. This represented an increase of \$39.91 or 82.5% per ton more than the 2018 pricing. To date, the City has spent approximately \$483k or 68.4% of the total budget. In addition, this same relationship holds true for fuel purchases as with the increased events. The City has spent approximately 51% of the fuel budget but only \$1k more than last year but still within the budget.

**Street Capital Improvement Fund (260):**

The City received the first half settlement of property taxes for this levy, totaling \$1.4m, which represents a \$42k or 2.9% decrease over 2018. Expenditures in the first quarter relate to the carryover of projects and

payments from the 2018 capital improvement program as the 2019 projects are being bid and will be implemented more heavily in the second quarter of 2019.

#### **Recreation Levy Fund (279):**

The City received the first half settlement of property taxes for this levy totaling \$632k, which represents an \$14k or 2.2% decrease over 2018. Fourth of July contributions were at \$20.7k through the first quarter of the year, which is \$5k more than last year. All Park and Senior Center divisions' expenditures are at or below the 25% first quarter benchmark.

#### **Golf Course:**

##### **Revenues:**

Golf and Pro Shop: With a warm start to the season (which allowed play in January) and the warm March, the golf course experienced a strong first quarter. As a result, green fee revenues were \$13k or \$4.8k more than last year. The number of rounds increased to 850, which is an increase of 205 rounds over last year. Merchandise and special order sales at \$11k and \$5.1k more than last year. The majority of these sales are special order sales, which have a slightly higher mark-up. With a new promotional emphasis on all-inclusive calendar passes, seasonal pass fees are at \$37.5k, a significant increase over the \$3k last year at this time and 50% of the budget. However, with the emphasis on calendar passes and prorating some pass that were purchased last year in March and April, the seasonal pass fees may have a tough time reaching the \$75k budget. Range revenue at \$3.2k also showed a 200% increase over last year due to the early start and the warm weather.

Food and Beverage revenue was \$72.8k in the first quarter compared to \$49k last year, an increase of \$23.4k or 47%. This was the result of strong 1<sup>st</sup> quarter with several events and small weddings. The course did book three weddings this year as a result of staff attending the January and February bridal shows bringing the total booked to 17, just three short from the 20 wedding event goal. Also, room rentals and accessory rentals were higher this year. The golf course has restructured their menus and pricing to make events more profitable, while maintaining quality and providing an excellent setting for current and future events.

##### **Expenditures:**

Operating expenditures were \$24k more than last year and 21% of the annual operating budget. The majority of the increase was related to having a full time golf course Assistant Superintendent this year when the position was unfilled last year at this time. Of the \$3.3k decrease in Operations, when compared to last year, additional emphasis has been placed on controlling the cost of merchandise sold in the clubhouse. Cost of Goods have decreased nearly \$5.8k when compared to last year. The course has reduced the number of vendors and inventory at the pro shop and continuing to place more emphasis on special orders, which as noted above generates a higher profit margin.

With the increase in F&B activity, the corresponding costs associated with the operation increased. Last year, the course was operating without several key positions. Due to the reorganization and being fully staffed, results are being seen in revenue generation as noted above. As a result, F&B operational expenditures were at \$113.8k a \$4.2k increase over last year. All categories increased as a result of the increased activity including wages, and food items. The golf course secured a new laundry and linen vendor which will further control this highly variable expenditure. The F&B side has restructured their menus, have scheduled five "Party on the Patio" events, and six brunch dates in 2019. The Easter Brunch was full with 350 reservations and the Mother's Day brunch is filling up quickly with 200 reservations to date.

This year, the golf course continued with their aggressive ground maintenance program. During the first quarter, additional resources were spent clearing underbrush and honeysuckle to allow additional aeration to the fairways and greens. Fertilizer a main expense for the maintenance department has increased 3%

over previous years. The first phase of the driving range renovation was postponed until 2020. All other operating expenditures are in line.

**Overtime & Comp Time:** We continue to monitor overtime and compensatory time accrued. Although in some cases this is not controllable (snow events, employee injuries, city sponsored events), other times, overtime can be somewhat maintained through proper planning. The attached Overtime and Comp Time Analysis (Exhibit 3) shows that overtime citywide has increased \$21.3k (or approximately 15.2%) over last year's first quarter. It should be noted that despite the increase to a more average winter many of these events occurred on Sunday or Holidays creating more overtime. The City has spent 30.3% of the budget to date. Comp time accrued in 2019 was 1,879 hours, a 27.6% increase over last year. The majority of these hours were related to the number of snow and ice events that occurred. Comp time accruals have increased the estimated future liability to \$148k, which is a decrease of 2.4% over last year first quarter liability of \$152k.

**Investments:** (Exhibit 4)

As you can tell by the "Month End Investment Balances" report, there are significant fluctuations in the amount of funds available for investments. The Finance Department immediately transfers property tax funds to the Star Ohio fund to increase short term interest. The returns with Star Ohio are currently 2.55% compared to 1.25% for our Public Funds account (City bank account). It should be noted that the Star Ohio and Star Ohio Plus funds are virtually the same so the City has elected to maintain the funds in the most liquid option. The City moved a substantial amount of idle funds to that investment option to increase the City return on these funds. To provide a further breakdown of the investment strategy, a "Portfolio" report was generated to summarize the different facets of the investment portfolio. Overall, the City's return on investments is 2%, which is slightly below the 12 month treasuries benchmark as of March 31st. As noted, cash investments were at the lowest point in January until the City started receiving property tax advances in March.

**Summary:** In summary, all major City funds operated within the 2019 budget unless noted above. After reading this recap, should you have any questions, please feel free to call me.

Enc: Summary of Revenue and Expenditures 1st Quarter 2019 (Exhibit 1)  
Property/Personal Property Tax & Local Government Fund Analysis (Exhibit 2)  
Overtime/Comp Time Analysis – 1<sup>st</sup> Quarter FY 2019 Compared to 2018 (Exhibit 3)  
Investment Summary – 1st Quarter FY 2019 (Exhibit 4)



City of Beavercreek  
Summary of Revenue and Expenditures  
For Month Ending March 31, 2019 - (Unaudited)

Exhibit 1

GENERAL FUND (101)					
REVENUE	AMENDED 2019 BUDGET*	1ST QUARTER 2019 YTD ACTUAL	1ST QUARTER 2018 YTD ACTUAL	2019-2018 COMPARISON	% FY 2019 REV/EXP
PROPERTY TAXES	\$ 1,308,407	\$ 752,550	\$ 773,036	\$ (20,486)	58%
FEES, LICENSE & PERMITS	\$ 730,000	\$ 165,595	\$ 158,817	\$ 6,778	23%
INTERGOVERNMENTAL REVENUES	\$ 1,148,676	\$ 197,737	\$ 195,145	\$ 2,592	17%
SPECIAL ASSESSMENTS	\$ 132,000	\$ 70,368	\$ 76,253	\$ (5,885)	53%
CHARGES FOR SERVICES	\$ 112,909	\$ 28,409	\$ 33,458	\$ (5,050)	25%
INTEREST	\$ 190,000	\$ 65,287	\$ 40,865	\$ 24,422	34%
OTHER REVENUES/TRANSFERS	\$ 1,672,712	\$ 183,928	\$ 176,030	\$ 7,898	11%
<b>TOTAL REVENUE</b>	<b>\$ 5,294,704</b>	<b>\$ 1,463,874</b>	<b>\$ 1,453,605</b>	<b>\$ 10,269</b>	<b>28%</b>
% Increase/(Decrease) over 2018				0.7%	
<b>EXPENDITURES</b>					
COUNCIL	\$ 127,775	\$ 47,962	\$ 45,847	\$ 2,115	38%
CLERK	\$ 91,483	\$ 19,342	\$ 19,861	\$ (520)	21%
CITY MANGER	\$ 281,079	\$ 69,450	\$ 66,665	\$ 2,785	25%
HR/RISK MGMT	\$ 99,694	\$ 25,604	\$ 22,969	\$ 2,635	26%
FINANCE	\$ 511,846	\$ 122,114	\$ 103,255	\$ 18,858	24%
INFORMATION TECHNOLOGY	\$ 168,663	\$ 48,964	\$ 42,673	\$ 6,290	29%
CONTRACTUAL SERVICES	\$ 448,566	\$ 145,100	\$ 117,118	\$ 27,982	32%
BLDG FACILITIES MAINTENANCE	\$ 157,280	\$ 25,760	\$ 26,341	\$ (580)	16%
CEMETERY MAINTENANCE	\$ 208,598	\$ 35,643	\$ 38,414	\$ (2,771)	17%
PLANNING & DEVELOPMENT	\$ 647,500	\$ 177,450	\$ 144,803	\$ 32,647	27%
PLANNING & ZONING BOARDS	\$ 6,740	\$ 1,709	\$ 2,257	\$ (548)	25%
DISTRICT LIGHTING	\$ 99,000	\$ 18,132	\$ 17,290	\$ 842	18%
CAPITAL IMPROVEMENTS	\$ 72,890	\$ -	\$ 2,262	\$ (2,262)	0%
TRANSFERS OUT	\$ 1,603,735	\$ 522,562	\$ 460,467	\$ 62,095	33%
<b>TOTAL EXPENDITURES</b>	<b>\$ 4,524,849</b>	<b>\$ 1,259,791</b>	<b>\$ 1,110,222</b>	<b>\$ 149,569</b>	<b>28%</b>
% Increase/(Decrease) over 2018				13.5%	

\*Includes carry over encumbrances from 2017

City of Beavercreek  
Summary of Revenue and Expenditures  
For Month Ending March 31, 2019 - (Unaudited)

Exhibit 1

<b>POLICE DEPARTMENT (202)</b>					
<b>REVENUE</b>	<b>AMENDED 2019 BUDGET*</b>	<b>1ST QUARTER 2019 YTD ACTUAL</b>	<b>1ST QUARTER 2018 YTD ACTUAL</b>	<b>2019-2018 COMPARISON</b>	<b>% FY 2019 REV/EXP</b>
TAXES	\$ 7,986,360	\$ 4,412,072	\$ 4,498,617	\$ (86,544)	55%
FEES, LICENSES, & PERMITS	\$ 81,600	\$ 25,102	\$ 14,188	\$ 10,914	31%
INTERGOVERNMENTAL REVENUES	\$ 1,247,134	\$ 71,707	\$ 20,485	\$ 51,222	6%
CHARGES FOR SERVICES	\$ 204,902	\$ 91,876	\$ 45,013	\$ 46,863	45%
OTHER REVENUE	\$ 42,000	\$ 14,019	\$ 33,866	\$ (19,847)	33%
<b>TOTAL REVENUE</b>	<b>\$ 9,561,996</b>	<b>\$ 4,614,777</b>	<b>\$ 4,612,168</b>	<b>\$ 2,609</b>	<b>48%</b>
% Increase/(Decrease) over 2018				0.1%	
<b>EXPENDITURES</b>					
BLDG FACILITIES MAINT	\$ 98,051	\$ 18,833	\$ 17,274	\$ 1,559	19%
POLICE ADMIN	\$ 236,674	\$ 56,599	\$ 55,775	\$ 824	24%
SUPPORT SERVICES	\$ 1,692,476	\$ 394,078	\$ 393,557	\$ 521	23%
EMERGENCY DISPATCH -911 Funds	\$ 51,720	\$ 19,539	\$ 17,623	\$ 1,916	38%
CORRECTIONS	\$ 246,816	\$ 63,623	\$ 54,088	\$ 9,535	26%
ALLOCABLE SUPPORT	\$ 1,845,704	\$ 474,292	\$ 378,384	\$ 95,908	26%
SPECIAL SERVICES	\$ 1,207,173	\$ 311,262	\$ 283,277	\$ 27,986	26%
POLICE OPERATIONS	\$ 5,464,476	\$ 1,093,007	\$ 1,195,043	\$ (102,036)	20%
OFF DUTY TRUST ACCOUNT	\$ 36,885	\$ 977	\$ 8,800	\$ (7,823)	3%
COPP PROGRAM	\$ 3,300	\$ 570	\$ -	\$ 570	17%
<b>TOTAL EXPENDITURES</b>	<b>\$ 10,883,275</b>	<b>\$ 2,432,780</b>	<b>\$ 2,403,820</b>	<b>\$ 28,960</b>	<b>22%</b>
% Increase/(Decrease) over 2018				1.2%	

City of Beavercreek  
Summary of Revenue and Expenditures  
For Month Ending March 31, 2019 - (Unaudited)

Exhibit 1

<b>STREET LEVY (203)</b>					
<b>REVENUE</b>	<b>AMENDED 2019 BUDGET*</b>	<b>1ST QUARTER 2019 YTD ACTUAL</b>	<b>1ST QUARTER 2018 YTD ACTUAL</b>	<b>2019-2018 COMPARISON</b>	<b>% FY 2019 REV/EXP</b>
TAXES	\$ 5,233,150	\$ 2,897,139	\$ 2,953,754	\$ (56,616)	55%
FEES, LICENSE & PERMITS	\$ 19,100	\$ 1,161	\$ 1,816	\$ (655)	6%
INTERGOVERNMENTAL REVENUES	\$ 2,634,920	\$ 88,426	\$ 983,017	\$ (894,591)	3%
OTHER REVENUES	\$ 43,260	\$ 9,321	\$ 12,780	\$ (3,459)	22%
<b>TOTAL REVENUE</b>	<b>\$ 7,930,430</b>	<b>\$ 2,996,047</b>	<b>\$ 3,951,367</b>	<b>\$ (955,320)</b>	<b>38%</b>
% Increase/(Decrease) over 2018				(24.2%)	
<b>EXPENDITURES</b>					
ENGINEERING	\$ 148,781	\$ 37,803	\$ 42,288	\$ (4,485)	25%
BLDG FACILITIES MAINT	\$ 438,877	\$ 58,121	\$ 51,979	\$ 6,141	13%
STREET INSPECTION	\$ 561,267	\$ 111,967	\$ 120,858	\$ (8,891)	20%
ADMINISTRATION	\$ 734,868	\$ 231,490	\$ 221,839	\$ 9,652	32%
STREET MAINTENANCE	\$ 1,802,183	\$ 300,407	\$ 314,622	\$ (14,215)	17%
SNOW & ICE CONTROL	\$ 417,688	\$ 136,030	\$ 116,844	\$ 19,187	33%
WEED & GRASS CONTROL	\$ 345,310	\$ 78,283	\$ 68,097	\$ 10,185	23%
VEHICLE & EQUIP MAINT.	\$ 370,204	\$ 54,893	\$ 39,467	\$ 15,426	15%
TRAFFIC SAFETY	\$ 821,844	\$ 162,853	\$ 157,298	\$ 5,555	20%
STORM WATER MAINT.	\$ 488,159	\$ 131,656	\$ 65,159	\$ 66,498	27%
Total Operating Expenditures	\$ 6,129,180	\$ 1,303,503	\$ 1,198,451	\$ 105,052	21%
% Increase/(Decrease) over 2018				8.8%	
CURRENT YEAR CAPITAL	\$ 6,299,115	\$ 307,407	\$ 1,013,342	\$ (705,935)	5%
<b>TOTAL EXPENDITURES</b>	<b>\$ 12,428,295</b>	<b>\$ 1,610,909</b>	<b>\$ 2,211,793</b>	<b>\$ (600,884)</b>	<b>13%</b>
% Increase/(Decrease) over 2018				(27.2%)	

City of Beavercreek  
Summary of Revenue and Expenditures  
For Month Ending March 31, 2019 - (Unaudited)

Exhibit 1

<b>STREET MAINTENANCE FUND (204)</b>					
<b>REVENUE</b>	<b>AMENDED 2019 BUDGET*</b>	<b>1ST QUARTER 2019 YTD ACTUAL</b>	<b>1ST QUARTER 2018 YTD ACTUAL</b>	<b>2019-2018 COMPARISON</b>	<b>% FY 2019 REV/EXP</b>
COUNTY VEHICLE PERMISSIVE TAX	\$ 240,000	\$ -	\$ 59,546	\$ (59,546)	0%
GASOLINE/LICENSE TAXES	\$ 1,846,000	\$ 453,252	\$ 462,246	\$ (8,994)	25%
TOWNSHIP FUEL	\$ 115,000	\$ 25,813	\$ 33,985	\$ (8,172)	22%
INTEREST	\$ 4,000	\$ 744	\$ -	\$ 744	19%
OTHER REVENUES	\$ 3,000	\$ -	\$ 1,500	\$ (1,500)	0%
<b>TOTAL REVENUE</b>	<b>\$ 2,208,000</b>	<b>\$ 479,810</b>	<b>\$ 557,276</b>	<b>\$ (77,467)</b>	<b>22%</b>
% Increase/(Decrease) over 2018				(13.9%)	
<b>EXPENDITURES</b>					
STREET MAINTENANCE	\$ 290,972	\$ 60,292	\$ 44,955	\$ 15,337	21%
ANNUAL PAVING	\$ 1,066,920	\$ 7,216	\$ 4,526	\$ 2,690	1%
SNOW & ICE CONTROL	\$ 583,265	\$ 351,339	\$ 223,168	\$ 128,171	60%
CAPITAL IMPROVEMENTS	\$ 691,134	\$ 22,784	\$ 154,096	\$ (131,312)	3%
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,632,291</b>	<b>\$ 441,631</b>	<b>\$ 426,745</b>	<b>\$ 14,886</b>	<b>17%</b>
% Increase/(Decrease) over 2018				3.5%	
<b>STREET CAPITAL FUND (260)</b>					
<b>REVENUE</b>	<b>AMENDED 2019 BUDGET*</b>	<b>1ST QUARTER 2019 YTD ACTUAL</b>	<b>1ST QUARTER 2018 YTD ACTUAL</b>	<b>2019-2018 COMPARISON</b>	<b>% FY 2019 REV/EXP</b>
PROPERTY TAX	\$ 2,536,390	\$ 1,395,703	\$ 1,437,815	\$ (42,112)	55%
INTERGOVERNMENTAL - GRANTS	\$ 63,700	\$ -	\$ 20,458	\$ (20,458)	0%
<b>TOTAL REVENUE</b>	<b>\$ 2,600,090</b>	<b>\$ 1,395,703</b>	<b>\$ 1,458,273</b>	<b>\$ (62,570)</b>	<b>54%</b>
% Increase/(Decrease) over 2018				(4.3%)	
<b>EXPENDITURES</b>					
ANNUAL PAVING	\$ 1,424,116	\$ 15,472	\$ 36,006	\$ (20,534)	1%
CAPITAL IMPROVEMENTS	\$ 4,353,986	\$ 162,190	\$ 208,275	\$ (46,086)	4%
<b>TOTAL EXPENDITURES</b>	<b>\$ 5,778,102</b>	<b>\$ 177,661</b>	<b>\$ 244,281</b>	<b>\$ (66,620)</b>	<b>3%</b>
% Increase/(Decrease) over 2018				(27.3%)	
<b>STREET CAPITAL IMPROVEMENT FUND (408)</b>					
<b>REVENUE</b>	<b>AMENDED 2019 BUDGET*</b>	<b>1ST QUARTER 2019 YTD ACTUAL</b>	<b>1ST QUARTER 2018 YTD ACTUAL</b>	<b>2019-2018 COMPARISON</b>	<b>% FY 2019 REV/EXP</b>
COUNTY AND MUNICIPAL LICENSE TAX	\$ 346,000	\$ 86,524	\$ 89,110	\$ (2,586)	25%
<b>TOTAL REVENUE</b>	<b>\$ 346,000</b>	<b>\$ 86,524</b>	<b>\$ 89,110</b>	<b>\$ (2,586)</b>	<b>25%</b>
% Increase/(Decrease) over 2018				(2.9%)	
<b>EXPENDITURES</b>					
AUDITORS FEE	\$ 22,815	\$ -	\$ -	\$ -	0%
CAPITAL OUTLAY	\$ 508,909	\$ 13,183	\$ 227,247	\$ (214,064)	3%
TRANSFERS OUT	\$ 31,012	\$ 7,753	\$ 7,955	\$ (202)	25%
<b>TOTAL EXPENDITURES</b>	<b>\$ 562,736</b>	<b>\$ 20,936</b>	<b>\$ 235,202</b>	<b>\$ (214,266)</b>	<b>4%</b>

City of Beavercreek  
Summary of Revenue and Expenditures  
For Month Ending March 31, 2019 - (Unaudited)

Exhibit 1

<b>RECREATION LEVY FUND (279)</b>					
<b>REVENUE</b>	<b>AMENDED 2019 BUDGET*</b>	<b>1ST QUARTER 2019 YTD ACTUAL</b>	<b>1ST QUARTER 2018 YTD ACTUAL</b>	<b>2019-2018 COMPARISON</b>	<b>% FY 2019 REV/EXP</b>
PROPERTY TAX	\$ 1,156,490	\$ 632,607	\$ 647,017	\$ (14,410)	55%
INTERGOVERNMENTAL - GRANTS	\$ 243,349	\$ 57,008	\$ 56,112	\$ 897	23%
CHARGES FOR SERVICES	\$ 467,660	\$ 115,209	\$ 173,098	\$ (57,889)	25%
DONATIONS & OTHER REVENUE	\$ 40,550	\$ 22,898	\$ 16,364	\$ 6,534	56%
TRANSFERS IN FROM GF	\$ 240,000	\$ 60,000	\$ 60,000	\$ -	25%
<b>TOTAL REVENUE</b>	<b>\$ 2,148,049</b>	<b>\$ 887,723</b>	<b>\$ 952,591</b>	<b>\$ (64,869)</b>	<b>41%</b>
% Increase/(Decrease) over 2018				(6.8%)	
<b>EXPENDITURES</b>					
PARKS MAINTENANCE	\$ 1,118,223	\$ 243,412	\$ 260,973	\$ (17,561)	22%
ROTARY PARK	\$ 285,722	\$ 38,104	\$ 43,252	\$ (5,148)	13%
RECREATIONAL PROGRAMS	\$ 231,073	\$ 27,904	\$ 28,553	\$ (649)	12%
SENIOR LEVY SERVICES	\$ 498,398	\$ 103,541	\$ 98,752	\$ 4,789	21%
CAPITAL	\$ 495,306	\$ 36,855	\$ 160,043	\$ (123,188)	7%
TRANSFER OUT	\$ 125,950	\$ 31,487	\$ 31,788	\$ (300)	25%
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,754,671</b>	<b>\$ 481,303</b>	<b>\$ 623,360</b>	<b>\$ (142,057)</b>	<b>17%</b>
% Increase/(Decrease) over 2018				(22.8%)	
<b>GOLF COURSE FUND (572)</b>					
<b>REVENUE</b>	<b>AMENDED 2019 BUDGET*</b>	<b>1ST QUARTER 2019 YTD ACTUAL</b>	<b>1ST QUARTER 2018 YTD ACTUAL</b>	<b>2019-2018 COMPARISON</b>	<b>% FY 2019 REV/EXP</b>
GOLF & PRO SHOP	\$ 818,500	\$ 74,654	\$ 23,386	\$ 51,268	9%
FOOD & BEVERAGE REVENUE	\$ 452,000	\$ 72,805	\$ 49,426	\$ 23,380	16%
Total Operating Revenue	\$ 1,270,500	\$ 147,459	\$ 72,811	\$ 74,648	12%
% Increase/(Decrease) over 2018				102.5%	
MISC. REVENUE	\$ 7,650	\$ 699	\$ 118,823	\$ (118,125)	9%
REFUNDS & REIMBURSEMENT	\$ 1,700	\$ 568	\$ 584	\$ (16)	33%
TRANSFERS IN FROM GF & MISC.	\$ 1,391,735	\$ 460,562	\$ 386,761	\$ 73,801	33%
<b>TOTAL REVENUE</b>	<b>\$ 2,671,585</b>	<b>\$ 609,287</b>	<b>\$ 578,979</b>	<b>\$ 30,309</b>	<b>23%</b>
% Increase/(Decrease) over 2018				5.2%	
<b>EXPENDITURES</b>					
OPERATIONS	\$ 681,839	\$ 122,484	\$ 125,801	\$ (3,317)	18%
FOOD & BEVERAGE	\$ 417,426	\$ 113,837	\$ 109,606	\$ 4,231	27%
MAINTENANCE	\$ 506,130	\$ 93,952	\$ 70,900	\$ 23,052	19%
Total Operating Expenditures	\$ 1,605,395	\$ 330,273	\$ 306,307	\$ 23,967	21%
% Increase/(Decrease) over 2018				7.8%	
CAPITAL EXPENDITURE	\$ 27,300	\$ 5,508	\$ 94,292	\$ (88,784)	20%
BOND AND INTEREST PAYMENT	\$ 924,106	\$ 845,000	\$ 845,000	\$ -	91%
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,556,801</b>	<b>\$ 1,180,781</b>	<b>\$ 1,245,599</b>	<b>\$ (64,817)</b>	<b>46%</b>
% Increase/(Decrease) over 2018				(5.2%)	
<b>NET OPERATING GAIN (LOSS)</b>	<b>\$ (334,895)</b>	<b>\$ (182,814)</b>	<b>\$ (233,495)</b>	<b>\$ 50,681</b>	<b>55%</b>

\*Includes carry over encumbrances from 2017

**CITY OF BEAVERCREEK  
PROPERTY TAX AND LOCAL GOVERNMENT FUND ANALYSIS**

FUND & REVENUE TYPE	2019 AMENDED BUDGET	2019 1st QUARTER YTD ACTUAL	DIFFERENCE ACT/BUDGET	% REC'D	2018 AMENDED BUDGET	2018 1st QUARTER YTD ACTUAL	% REC'D	2019 TO 2018 INC/(DEC)	% Rev Inc/(Dec) 19 to 18
<b>Property Taxes</b>									
101-410300 <u>General Fund</u>	\$ 1,308,300	\$ 752,490	\$ (555,810)	57.5%	\$ 1,437,281	\$ 772,994	53.8%	\$ (20,503)	(2.7%)
<u>Police Fund</u>									
202-410300 Property Taxes	\$ 7,628,330	\$ 4,206,566	\$ (3,421,764)	55.1%	\$ 7,972,583	\$ 4,287,548	53.8%	\$ (80,983)	-1.9%
202-410315 Property Taxes (Pension)	\$ 357,780	\$ 205,225	\$ (152,555)	57.4%	\$ 357,780	\$ 210,816	58.9%	\$ (5,592)	(2.7%)
Police Total	\$ 7,986,110	\$ 4,411,790	\$ (3,574,320)	55.2%	\$ 8,330,363	\$ 4,498,365	54.0%	\$ (86,575)	-1.9%
		\$ -							
279-410300 <u>Parks Levy Fund</u>	\$ 1,156,400	\$ 632,566	\$ (523,834)	54.7%	\$ 1,199,849	\$ 646,981	53.9%	\$ (14,414)	-2.2%
<u>Street Levy Funds</u>									
203-410300 Property Taxes	\$ 5,233,000	\$ 2,896,865	\$ (2,336,135)	55.4%	\$ 5,488,934	\$ 2,953,580	53.8%	\$ (56,715)	(1.9%)
260-410300 Street Capital Improvement	\$ 2,536,300	\$ 1,395,703	\$ (1,140,597)	55.0%	\$ 2,536,300	\$ 1,437,734	56.7%	\$ (42,031)	(2.9%)
	\$ 7,769,300	\$ 4,292,568	\$ (3,476,732)	55.3%	\$ 8,025,234	\$ 4,391,314	54.7%	\$ (98,746)	(2.2%)
<b>Total Property Taxes</b>	<b>\$ 18,220,110</b>	<b>\$ 10,089,415</b>	<b>\$ (8,130,695)</b>	<b>55.4%</b>	<b>\$ 18,992,727</b>	<b>\$ 10,309,653</b>	<b>54.3%</b>	<b>\$ (220,238)</b>	<b>-2.1%</b>
101-431000 Local Government	\$ 435,976	\$ 105,706	\$ (330,270)	24.2%	\$ 401,311	\$ 102,972	25.7%	\$ 2,734	2.7%

## City of Beavercreek

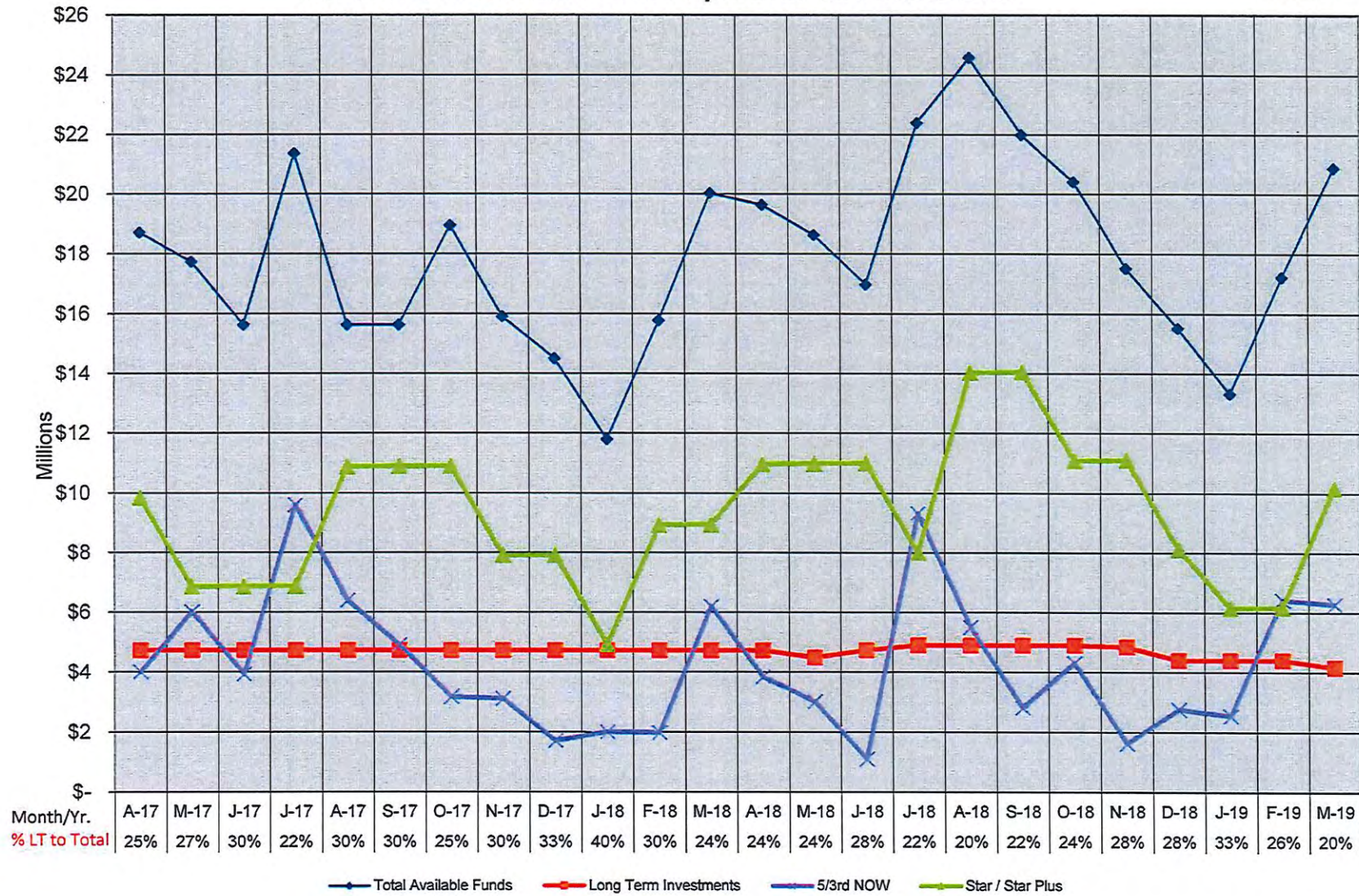
## Overtime/Comp. Analysis - 1st Quarter 2019 Compared to 1st Quarter 2018

<u>Fund/Dept/Division</u>	<u>Div.#</u>	<u>2019</u>	<u>2018</u>	<u>\$ Change</u>	<u>% Change</u>	<u>2019</u>	<u>% of Total</u>
						<u>Budget</u>	<u>Budget Spent</u>
Planning & Zoning	1610	\$ -	\$ -	\$ -	0.0%	\$ 615	0.0%
Bldg. Facilities Maint.	3250	\$ -	\$ 196	\$ (196)	(100.0%)	\$ 500	0.0%
Cemetery Maint.	3750	\$ 1,125	\$ 676	\$ 449	66.3%	\$ 2,500	45.0%
<b>General Fund Total</b>		\$ 1,125	\$ 872	\$ 252	28.9%	\$ 3,615	31.1%
<b>Police</b>							
Support Services	2210	\$ 9,468	\$ 7,281	\$ 2,187	30.0%	\$ 40,000	23.7%
Special Services	2510	\$ 7,823	\$ 7,108	\$ 714	10.1%	\$ 35,000	22.4%
Operations	2610	\$ 36,827	\$ 37,442	\$ (614)	(1.6%)	\$ 250,000	14.7%
Special Duty	2615	\$ 346	\$ 6,329	\$ (5,983)	(94.5%)	\$ 30,000	1.2%
Bldg Maintenance	3250	\$ -	\$ 49	\$ (49)	(100.0%)	\$ 100	0.0%
<b>Police Fund Total</b>		\$ 54,464	\$ 58,208	\$ (3,745)	(6.4%)	\$ 355,100	15.3%
<b>Street Levy Fund</b>							
Street Inspections	1720	\$ -	\$ -	\$ -	0.0%	\$ 1,000	0.0%
Administration	3110	\$ -	\$ 19	\$ (19)	(100.0%)	\$ -	100.0%
Bldg Facilities Maint.	3250	\$ -	\$ 380	\$ (380)	(100.0%)	\$ 1,000	0.0%
Street Maintenance	3320	\$ 345	\$ 6,453	\$ (6,108)	(94.7%)	\$ 13,000	2.7%
Snow & Ice Removal	3340	\$ 97,106	\$ 59,171	\$ 37,934	64.1%	\$ 100,000	97.1%
Weed & Grass Control	3360	\$ -	\$ 2,219	\$ (2,219)	(100.0%)	\$ 515	0.0%
Vehicle & Equipment	3410	\$ -	\$ 3,119	\$ (3,119)	(100.0%)	\$ 10,000	0.0%
Traffic Safety	3510	\$ 6,642	\$ 4,800	\$ 1,841	38.4%	\$ 20,000	33.2%
Storm Water	3610	\$ 6	\$ 1,184	\$ (1,178)	(99.5%)	\$ 2,000	0.3%
<b>Street Levy Total</b>		\$ 104,098	\$ 77,356	\$ 26,742	34.6%	\$ 147,515	70.6%
<b>State Highway</b>							
	1110	\$ 127	\$ 175	\$ (48)	(27.3%)	\$ 2,000	6.4%
<b>Park Levy</b>							
Parks Maintenance	3720	\$ 1,335	\$ 3,286	\$ (1,950)	(59.4%)	\$ 15,000	8.9%
Rotary Park	3729	\$ 407	\$ 484	\$ (86)	(17.5%)	\$ 5,000	8.1%
Senior Center	3852	\$ 42	\$ 87	\$ (45)	(51.5%)	\$ 1,000	4.2%
<b>Park Levy Totals</b>		\$ 1,785	\$ 3,866	\$ (2,081)	(53.8%)	\$ 21,000	8.5%
<b>Golf Course</b>							
Operations	4720	\$ -	\$ -	\$ -	0.0%	\$ 250	0.0%
Food & Beverage	4730	\$ 176	\$ -	\$ 176	100.0%	\$ 3,000	5.9%
Maintenance	4740	\$ -	\$ -	\$ -	0.0%	\$ 800	0.0%
<b>Golf Course Totals</b>		\$ 176	\$ -	\$ 176	100.0%	\$ 3,800	4.6%
<b>Year End Totals</b>		\$ 161,774	\$ 140,478	\$ 21,296	15.2%	\$ 633,030	30.3%
*****							
<b>Comp Time Hours Analysis</b>		<b>Accrued YTD 3-31</b>	<b>Used YTD 3-31</b>		<b>Balance as of 3-31</b>		<b>Liab 3-31-19</b>
	<b>2019</b>	<b>2018</b>	<b>2019</b>	<b>2018</b>	<b>2019</b>	<b>2018</b>	<b>O/S Balance</b>
Parks/Eng/Planning	228	54	38	17	206	181	\$ 5,388
Police	628	497	564	491	3,245	3,062	\$ 122,781
Public Service	1,023	921	298	691	803	1,199	\$ 20,670
<b>Totals</b>	<b>1,879</b>	<b>1,472</b>	<b>900</b>	<b>1,199</b>	<b>4,264</b>	<b>4,442</b>	<b>148,838</b>
<b>% Difference 2019 to 2018</b>		<b>27.6%</b>		<b>(24.9%)</b>		<b>(4.2%)</b>	<b>(2.4%)</b>



Month End Investmet Balances -April 2017 thru March 2019

Exhibit 4

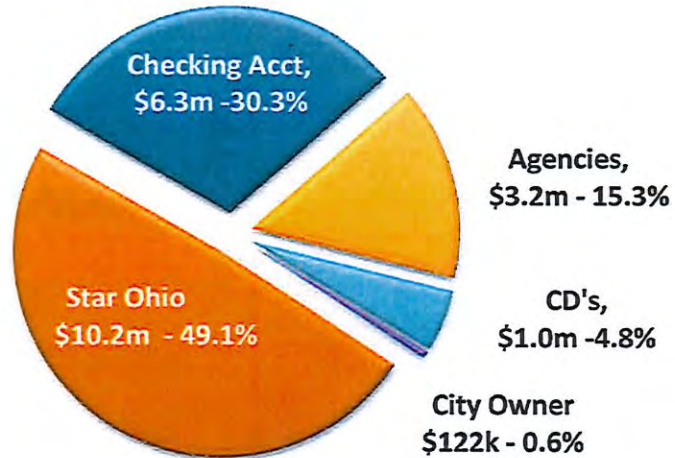




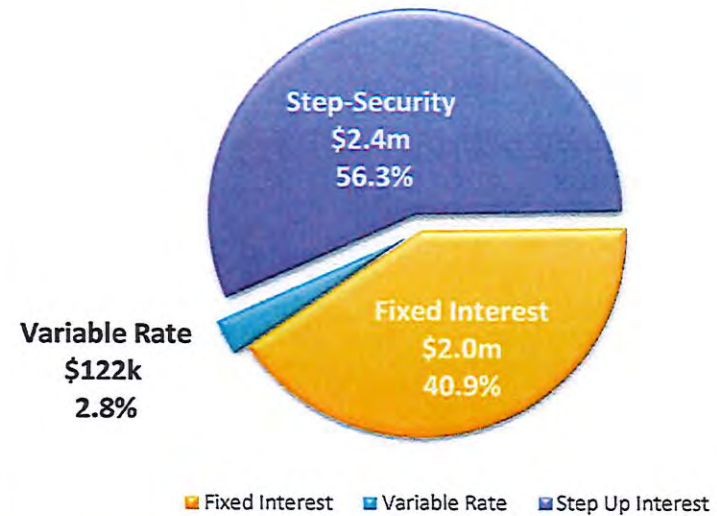
# City of Beavercreek Portfolio Report March 2019

Exhibit 4

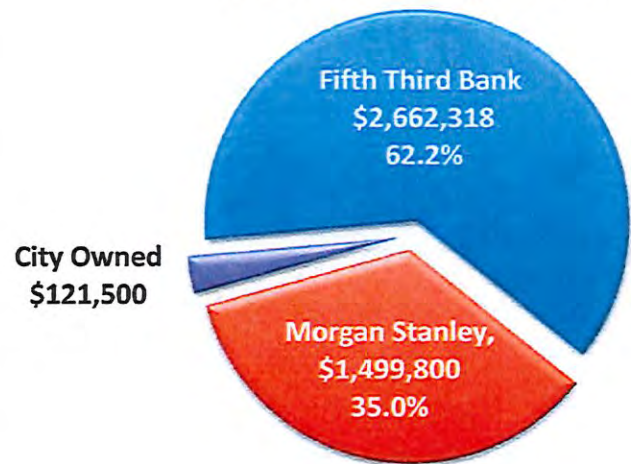
## Investment by Type



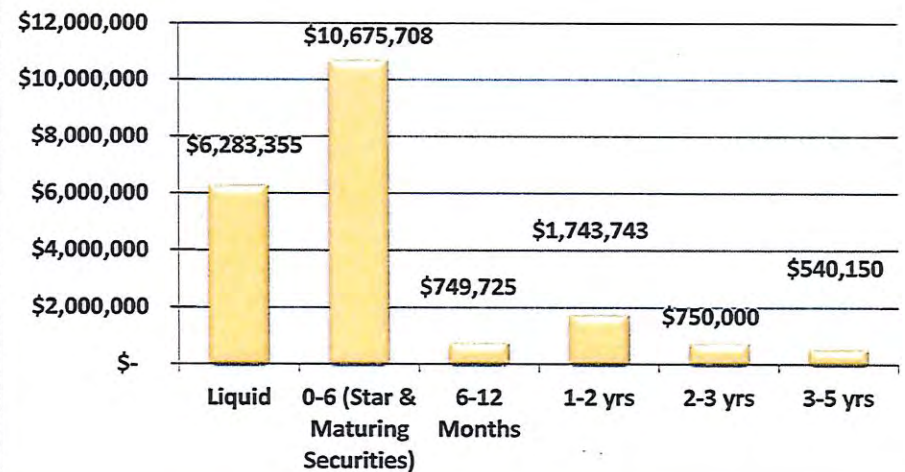
## Investment Earnings Type



## Investment by Broker



## Maturity Schedule



## CITY OF BEAVERCREEK INVESTMENT SUMMARY - MARCH 2019

INVESTMENT		Earnings Type	Security Type	BROKER	INTEREST RATE (COUPON)	YIELD TO MATURITY	PURCHASE DATE	MATURITY DATE	AMOUNT	CALL or MATURITY DATE	YIELD TO CALL	NOTES	ANNUAL INT. AMOUNT	NEXT INTEREST PAYMENT
SAI, 1TC	Fed Natl Mtg Assc Note 3136G3TJ4	FR	Agency	Fifth Third	1.000%	1.000%	6/28/2016	6/28/2019	\$ 250,000.00	NC	1.000%	SAI-12/28 & 6/28	\$ 2,500.00	6/28/2019
SAI, CD, FR	Discover Bank CD 254672H35	FR	CD	Morgan Stanley	1.210%	1.210%	8/24/2016	8/26/2019	\$ 250,000.00	NC	1.200%	SAI- 2/24, 8/24	\$ 3,025.00	8/26/2019
QIC, ST	Fed Natl Mtg Assc 3136G3YH2	Step	Agency	Morgan Stanley	1.875%	1.625%	8/18/2016	10/25/2019	\$ 249,724.83	4/25/2019	1.500%	QI - 1-4-7-10/25	\$ 4,687.50	4/25/2019
QIC, FR	JPMorgan Chase Bank CD 48126CKY0	FR	CD	Morgan Stanley	1.450%	1.450%	11/19/2016	11/21/2019	\$ 250,000.00	5/21/2019	1.450%	QI - 2-5-8-11/21	\$ 3,625.00	5/21/2019
SAI, 1TC, FR	Fed Natl Mtg Assc 3136G3RL1	FR	Agency	Morgan Stanley	1.500%	1.500%	6/16/2016	12/16/2019	\$ 250,000.00	6/16/2019	1.500%	SAI - 6/16 & 12/16	\$ 3,750.00	6/16/2019
SAI, 1TC	Federal Home Loan Mtg Corp MTN 3134GBPU0	Step	Agency	Fifth Third	1.710%	2.533%	8/14/2018	5/22/2020	\$ 246,386.25	5/22/2019	2.531%	SAI- 5/22 & 11/22	\$ 4,275.00	5/22/2019
SAI, CD	Capital One Bank Glen Allen VA CD 1404203Y4	FR	CD	Morgan Stanley	1.900%	1.915%	8/16/2017	8/3/2020	\$ 250,074.69	NC	1.900%	SAI- 2/18 & 8/18	\$ 4,751.42	8/2/2019
SAI, CC	Federal Home Ln Bank Bonds 3130A94J7	FR	Agency	Fifth Third	1.375%	2.209%	9/2/2016	9/2/2020	\$ 250,000.00	CC after 3/2/17	1.375%	SAI 3/2, 9/2	\$ 3,437.50	9/2/2019
SAI, ST, QC	Federal Home Ln Mtg Corp 3134G7S77	Step	Agency	Fifth Third	1.500%	2.015%	10/29/2015	10/29/2020	\$ 250,000.00	4/29/2019	1.125%	SAI 4/29, 10/29 Step- 4/29/19 - 2%, 10/29/19- 4%, 4/29/20-5%	\$ 3,750.00	4/29/2019
SAI, ST	Federal Home Ln Mtg Corp 3134GAVN1	Step	Agency	Morgan Stanley	1.250%	1.586%	11/30/2016	11/27/2020	\$ 250,000.00	5/27/2019	1.250%	SAI 5/27, 11/27 Steps 5/19-1.50%	\$ 3,125.00	5/27/2019
SAI, ST	Federal National Mtg Assn Note 3135G0SY0	FR	Agency	Fifth Third	1.600%	1.789%	3/24/2017	12/24/2020	\$ 249,282.50	6/24/2019	1.611%	SAI 6/24 & 12/24	\$ 4,000.00	6/24/2019
SAI, 1TC, ST	HSBC Bank CD 40434AR68	Step	CD	Fifth Third	3.000%	2.267%	3/24/2016	3/24/2021	\$ 248,000.00	9/24/2019	2.990%	SAI - 3/24, 9/24 - Steps 3/24/19-3%, 3/24/20-4%	\$ 7,440.00	9/24/2019
SAI, SAC	Federal Home Ln Bank 3130A8VG5	Step	Agency	Fifth Third	1.750%	1.924%	8/24/2016	8/24/2021	\$ 250,000.00	5/24/19	1.000%	SAI - 8/24 & 2/24, Steps 8/19-2.25%, 2/20-2.75%, 2/21-3.25%, 8/21 3.75%	\$ 4,375.00	8/24/2019
SAI, ST, SAC	Federal Home Ln Mtg Corp. Mtn 3134G96W2	Step	Agency	Fifth Third	1.750%	2.200%	8/25/2016	8/25/2021	\$ 250,000.00	8/25/2019	1.375%	SAI 2/25, 8/25, Steps, 8/19- 2%, 2/20-2.5%, 8/20 -4%, 2/21-6%	\$ 4,375.00	8/25/2019
SAI, ST, QC	Federal Home Ln Bank 3130AA3J5	Step	Agency	Fifth Third	2.000%	2.310%	12/14/2016	12/14/2021	\$ 250,000.00	6/14/2019	2.000%	SAI- 6/14 & 12/14, Steps 12/19-3%, 12/20-4%	\$ 5,000.00	6/14/2019
SAI, ST, QC	Federal Home Ln Bank 3130ACLJ1	Step	Agency	Fifth Third	2.000%	2.435%	11/10/2017	10/27/2022	\$ 250,222.22	4/27/2019	1.998%	SAI 4/27, 10/27 Steps-4/20 -2.25%, 10/20- 2.5%, 4/21-2.75%, 10/21- 2.5%	\$ 5,004.44	4/27/2019
SAI, ST, QC	Federal Home MTG BOPR 3134GBY97	Step	Agency	Fifth Third	2.250%	2.970%	7/6/2018	11/22/2022	\$ 168,427.50	5/30/2019	2.911%	SAI -5/22, 11/22 Steps - 11/30/19 - 3%	\$ 3,789.62	5/22/2019
Long Term Investments as of March 2019 Held by Custodian									\$ 4,162,117.99					\$ 70,910.48

## CITY OF BEAVERCREEK INVESTMENT SUMMARY - MARCH 2019

INVESTMENT	Earnings Type	Security Type	BROKER	INTEREST RATE (COUPON)	YIELD TO MATURITY	PURCHASE DATE	MATURITY DATE	AMOUNT	CALL or MATURITY DATE	YIELD TO CALL	NOTES	ANNUAL INT. AMOUNT	NEXT INTEREST PAYMENT
VR Nutter Park Road - Step		N/A	N/A	1.140%	2.695%	12/1/2015	8/1/2030	\$ 21,500.00	8/1/2030	N/A	SAI April & Aug; Steps	\$ 579.43	4/1/2019
VR Lantz Road Assessment - COB	Step	N/A	N/A	3.250%	3.704%	9/10/2012	8/1/2032	\$ 100,000.00	8/1/2032	N/A	SAI April & Aug; Steps 4/18-3.25%, 4/24-4%	\$ 3,704.00	4/1/2019
Long Term Investments as of March 31, 2019 Held by City								\$ 121,500.00				\$ 4,283.43	
Total all Long Term Investments as of March 31, 2019								\$ 4,283,617.99				\$ 75,193.91	
Estimated Rate of Return on Long Term Investments												1.76%	



**AGENDA  
CITY COUNCIL  
Work Session – May 20, 2019 5:00 p.m.  
Council Chambers**

1368 Research Park Dr  
Beavercreek, Ohio

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. DISCUSSION ITEMS
  - A. Charter Review
  - B. Thoroughfare Plan
  - C. Purchasing Policy
  - D. Travel Policy
  - E. Code of Ordinances 31.01/31.17 Updates
- V. INFORMATIONAL ITEMS
  - A. Col. Glenn Enhancement Plan
- VI. COUNCIL COMMITTEE/EVENT UPDATES
- VII. ADJOURNMENT

DRAFT



**CITY COUNCIL**  
**Regular Meeting – May 28, 2019 6:00 p.m.**  
**Council Chambers**

1368 Research Park Dr  
Beavercreek, Ohio

**PROCLAMATIONS**

- ◆ Creek Classic
- ◆ Scleroderma Awareness Month, Kelley Hill

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE AND PRAYER/MOMENT OF SILENCE – Council Member Litteral
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES
- VI. ORDINANCES, RESOLUTIONS AND PUDS
  - A. Resolution 19-\_\_\_ Travel Policy
  - B. Resolution 19-\_\_\_ Purchasing Policy
- VII. COUNCIL TIME
- VIII. MAYOR'S REPORT
- IX. CITY MANAGER'S REPORT
- X. CITIZEN COMMENTS
- XI. EXECUTIVE SESSION
- XII. ADJOURNMENT

DRAFT

# **PLANNING DEPARTMENT STATUS REPORT**

*May 7, 2019*

## **CITY COUNCIL**

### **May 13, 2019**

- PUD 19-1, IH Credit Union- Beaver Creek Branch, first reading

### **May 28, 2019**

- PUD 19-1, IH Credit Union- Beaver Creek Branch, second reading

### **June 10, 2019**

- PUD 19-1, IH Credit Union- Beaver Creek Branch, third reading

### **Tabled / Delayed / Pending**

- PC 19-3, Thoroughfare Plan, public hearing

## **PLANNING COMMISSION**

### **June 5, 2019**

- PUD 06-3 SSP #4, Homestead Village, public hearing (Tabled until June meeting.)
- Z-19-1, Specht Rezoning, R-PUD to R-1A
- PUD 95-5 MOD 5/19, Minor, Dodd Dental

### **Tabled / Delayed / Pending**

- PC 19-2 ASRA, Zip's Car Wash, public hearing (Tabled indefinitely)

### **Commercial Permits Submitted and Under Review**

- Dollar General
- Noah's Event Venue
- Dunkin Donuts



**BOARD OF ZONING APPEALS**

**May 8, 2019**

- V-19-1, Cherry Hill Shopping Center, 3979 Indian Ripple Road
- V-19-2, William Daniels Jr., 2154 Marchfield Way

**Currently Tabled or Delayed**

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